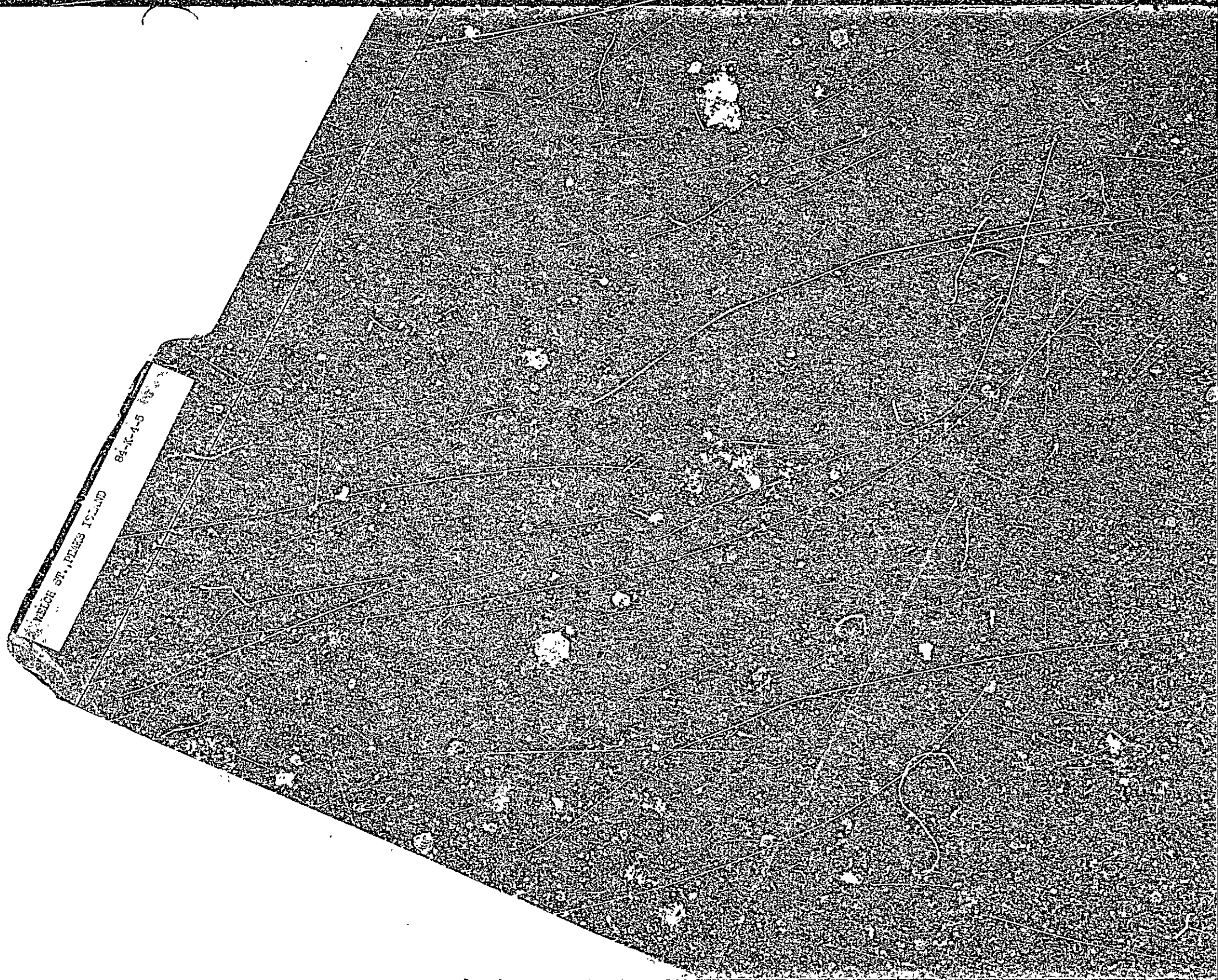

84-K-4-5

Granted 10/1/64
64/103

84-K-4-5

DATE: October 1, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Randall MacVane Post #142

AT Welch Street, Peaks Island

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

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

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Randall MacVane Post #142, owner of property at Welch Street, Peaks Island under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: building permit to authorize construction of 14' x 21' frame 1-story addition on rear and side of building at the above location. This permit is presently not issuable as the rear yard is only 11' instead of the 25' required by Section 4-B-1 of the Zoning Ordinance applying to the R-3 Residence Zone.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Randall MacVane Post #142
By [signature]
APPELLANT

DECISION

After public hearing held October 1, 1964 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS
[signature]
[signature]
[signature]

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

September 25, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 1, 1964, at 4:00 p.m. to hear the appeal of Randall MacVane Post #142 requesting an exception to the Zoning Ordinance to permit building permit to authorize construction of 14' x 21' frame 1-story addition on rear and side of building on Welch Street, Peaks Island.

This permit is presently not issuable under the Zoning Ordinance as the rear yard is [illegible] instead of the 25' required by Section 4-D-1 of the Zoning [illegible] applying to the R-3 Residence Zone.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Howanes Saribekion, 235 Cumberland Avenue, Portland, Maine
Beatrice G. Chapman, Peaks Island, Portland, Maine
Marion Plummer Emerson, Devisees, 52 Bowdoin Street, Portland, Maine

September 28, 1964

Mr. Richard G. Bemis
Willow Street
Peaks Island
Portland, Maine

Dear Mr. Bemis:

October 1, 1964

September 28, 1964

Randall MacVane Post #147
American Legion
Peaks Island
Portland, Maine

Gentlemen:

October 1, 1964.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

Welch Street, Peaks Island

Sept. 21, 1964

Randall MacVane Post #142
American Legion
Peaks Island

cc to: Richard G. Bemis
Willow Street
Peaks Island

cc to: Corporation Counsel

Gentlemen:

A check of your plans and application reveals that we will be unable to issue a permit to construct a 14'x21' frame 1-story addition on rear and side of building at the above named location as the rear yard is only 11' instead of the 25' required by Section 4-B-1 of the Zoning Ordinance applying to the R-3 Residence Zone in which the property is located.

Should you desire to exercise your appeal rights in this matter, you should go to the Corporation Counsel's office in Room 208, City Hall, where a copy of this letter is being sent to file the appeal.

We will need a certificate of design for the steel beam on a 19' span between new and old kitchen. We question if this steel beam is adequate. We will need more figures on this beam before we can reach a decision.

Very truly yours,

A. Allan Soule
Field Inspector

AAS:m

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- Welch St.,Peaks Island

Oct. 2, 1964

Randall MacVane Post #142
American Legion, Peaks Island

cc to: Richard G. Barsa
Willow St., Peaks Island

Gentlemen:

Permit to construct a 1-story addition 14'x21' is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

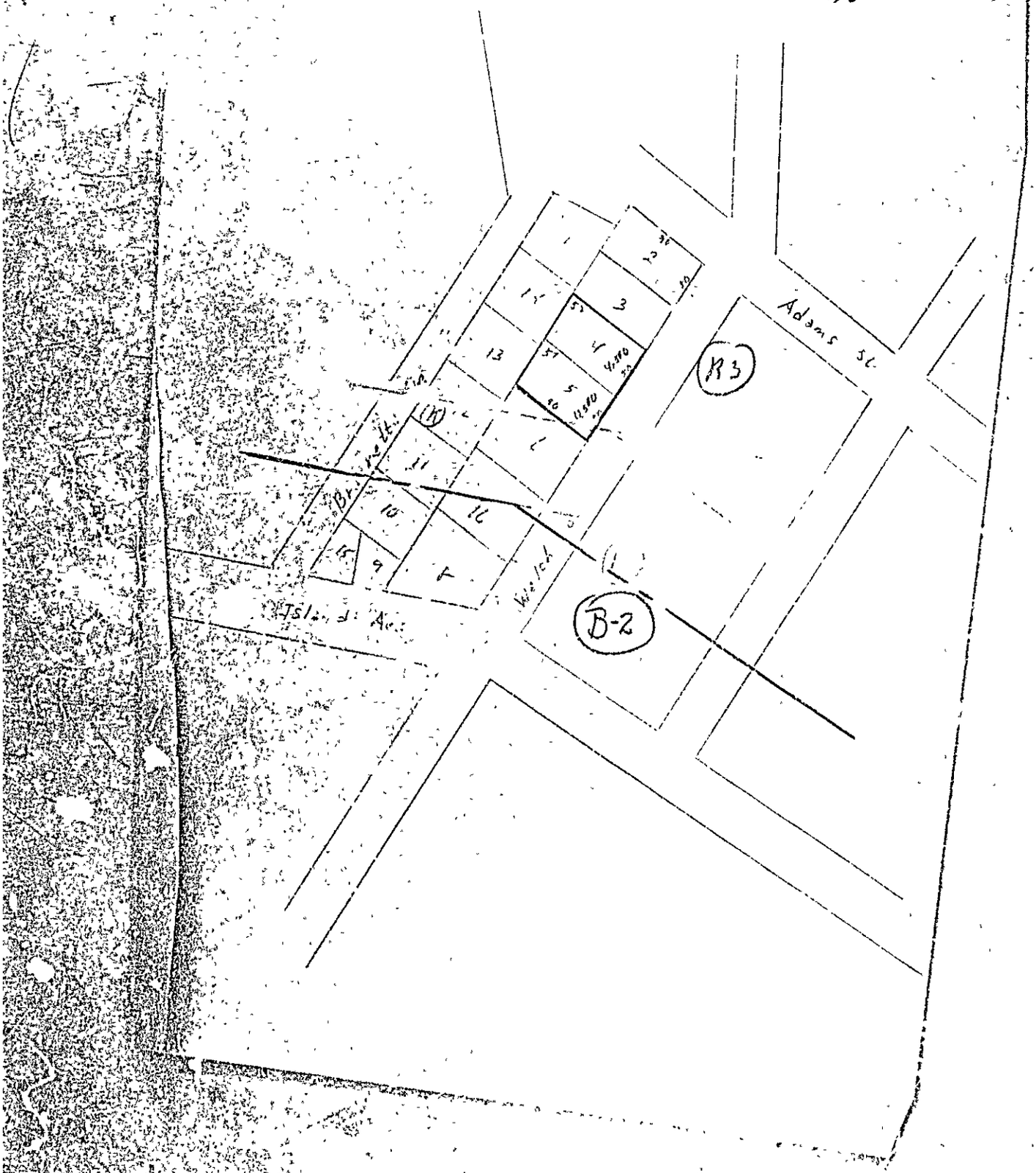
Studs in outside rear wall of addition are to go down to the double 2x4 inch girt plate of studs below.

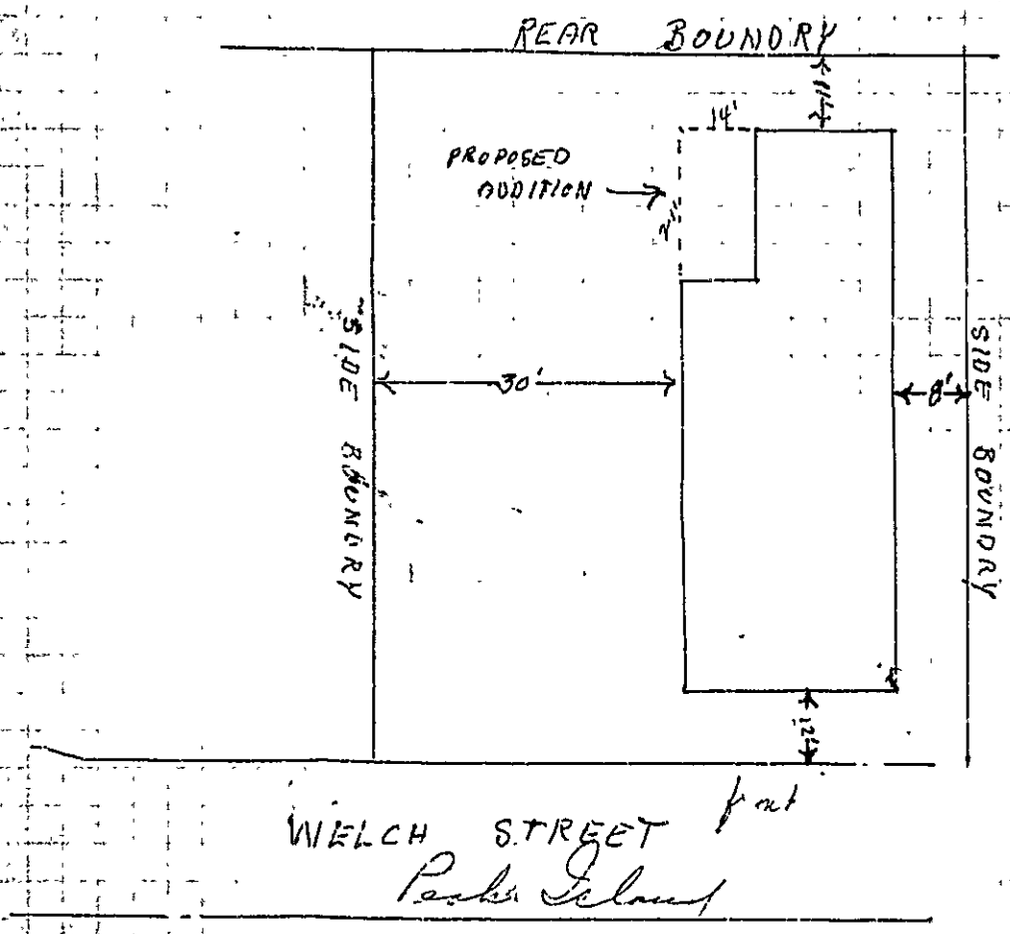
Very truly yours,

A. Allan Soule
Field Inspector

AASim

Walch St, Peaks Island — [illegible] — Allen
Randall MacVane Post
84-K-4,5





Welch St., Peaks Island

Sept. 21, 1964

Randall MacVane Post #142
American Legion
Peaks Island

cc to: Richard G. Benis
Willow Street
Peaks Island

cc to: Corporation Counsel

Gentlemen:

A check of your plans and application reveals that we will be unable to issue a permit to construct a 14'x21' frame 1-story addition on rear and side of building at the above named location as the rear yard is only 11' instead of the 25' required by Section 4-B-1 of the Zoning Ordinance applying to the R-3 Residence Zone in which the property is located.

Should you desire to exercise your appeal rights in this matter, you should go to the Corporation Counsel's office in Room 208, City Hall, where a copy of this letter is being sent to file the appeal.

We will need a certificate of design for the steel beam on a 19' span between new and old kitchen. We question if this steel beam is adequate. We will need more figures on this beam before we can reach a decision.

Very truly yours,

A. Allan Soule
Field Inspector

AAS:m

Worth St. — Rockaway Island — Statten — Ans.
Randolph MacVane Dept

CHECK AGAINST ZONING ORDINANCE

Date - Before - 4/5/57
Zone Location - R3 & (A)
Interior or ~~corner Lot~~ - O.K.
~~40 ft. setback area?~~ (Section 21) No. O.K
Use - Addition - O.K
~~Sewage Disposal~~ -
Rear Yards - 11' O.K. as built
Side Yards - 30'
~~Front Yards~~ -
Projections -
Height - O.K.
Lot Area - 9,000
Building Area - 2,250 - Building Addition 1,000
Area per Family - O.K
Width of Lot - O.K
Lot Frontage -
~~Off street Parking~~ -

STATEMENT OF DESIGN

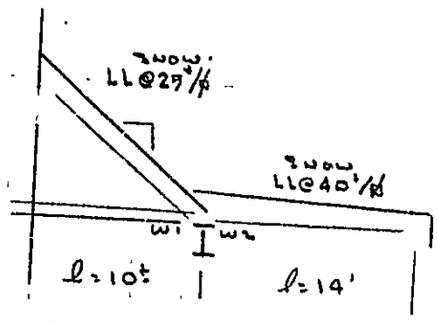
These plans - one sheet only - covering Kitchen Addition to American Legion Hall, Peaks Island, Maine, using A36 Steel

dated September 1964, have been designed and drawn up by the Undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc., required by the Building Code of the City of Portland.

REGISTERED ARCHITECT
JOHN BRADBURY MINOTT
No. 145
STATE OF MAINE

AMERICAN LEGION, PEAKS ISLAND, ME.

SEPT 1964



w_1 - LL = 25#/□'

D.L. = 3# A.SH.
5# JOISTS
3# SHEATHING
3# CEILG.

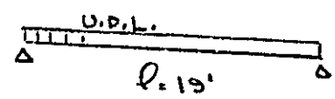
48#/□' × 10' = 480#/□'

w_2 = LL - 40#/□'

D. 3# A.SH.
5# JOISTS.
3# SHEATHING
3# A.CT.CEIL

54#/□' × 7' = 378#/□'

$w_1 + w_2$ = 480 + 378 + 20# SH = 878#/FT.



W = 878 × 19 = 16.7^K

$M = 16.7^K \times \frac{19'}{8} = 39.5^{K'}$

$S = 39.5 \times 12.545 = 21.5^{in^3}$

A36 STEEL CONSTANT FACTOR

WILL USE 10M22.9

9 7/8 × 5 3/4"

OR 10WF21

USE A36 STEEL

R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
011303
OCT 2 1964
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, September 14, 1964

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 Welch Street Peak's Island (R4-K-4-5) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Randall MacVane Post #142 American Legion, Peaks Island Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Members of Legion Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building Legion Hall No. families _____

Last use " " No. families _____

Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 1000.00

Fee $ 5.00

General Description of New Work

To construct 14' x 21' frame 1-story addition on rear of b building.
and side

Permit Issued with Memo sustained 10/1/64

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* Randall MacVane Post #142
Welch St. Peaks Island

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes

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

Has septic tank notice been sent? _____ Form notice sent? yes

Height average grade to top of plate 19' Height average grade to highest point of roof 22'

Size, front 14' wide depth 21' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation 8" cement blocks at least 4' below grade Thickness, top _____ bottom _____ cellar _____

Kind of roof shed with footing Rise per foot 1" Roof covering Asphalt Class C Und Label.

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

Framing Lumber—Kind spruce Dressed or full size? dressed Corner posts 4x6 Sills 4x6

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 2x10,	2nd _____,	3rd _____,	roof 2x10
On centers:	1st floor 12",	2nd _____,	3rd _____,	roof 16"
Maximum span:	1st floor 14',	2nd _____,	3rd _____,	roof see plan

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:
10/2/64 - O.K. - Allen w/ letter

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

Randall MacVane Post #142 American Legion

CS 301

INSPECTION COPY *Signature of owner* by: Richard G. Burns

Permit No. 64/1303

Location [illegible]

Owner [illegible]

Date of permit 10/1/64

Notif. closing-in

Inspn. closing-in 5/18/65

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

5/3/65 - Walls started - framed up - unable to get up onto the office. E.S.S.

5/18/65 - O.K. to close in. Did not have O.T. but told Mr. Haskell. - Allen

10/18/65 - Walls nearly finished. Beam to be closed in. A couple posts to be added in basement. E.S.S.

11/9/65 - Same - Allen

2/2/66 - Same E.S.S.

4/7/66 - O.K. except for posts in basement. - Unable to get in to check. - Allen

9-10-66 Completed RO

R3 RESIDENCE

APPLICATION FOR PERMIT

PERMIT ISSUE
AUG 22 1960
CITY of PORTLAND

Class of Building or Type of Structure [illegible]

Portland, Maine, August [illegible], 1960

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 Welch St. Peaks Island Maine Within Fire Limits? _____ Dist. No. _____

Owner's name and address American Legion Hall, Welch St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Fred Stephenson, Elizabeth St. Peaks Island Telephone 6 2835 FO-6 2835

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Legion Hall (Assembly Hall) No. families _____

Last use " " No. families _____

Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 185.00 Fee $ 2.00

General Description of New Work

To change existing gable dormer left hand side of building to make it flush with main roof. Fix rafters & install sunpanx

35' to side lot line.

To remove portion of dormer from face of sunporch back to face of main building wall. Roof over this portion in a plane with the main roof. Install (2) small windows in gable end of new dormer face-roof framing to be 2x6 rafters-24" o.c.-7' span

Permit Issued with Memo

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 _____

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 _____

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

K[illegible] of outside sheathing of exterior walls? _____

St[illegible] and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

[illegible]ters: 1st [illegible], 2nd _____, 3rd _____, roof _____

[illegible]ers: 1st [illegible], 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:

8-22-60 H.E.N.

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 American Legion

Fred Stephenson

Signature of owner by: Fred Stephenson

INSPECTION COPY

F.M.

Permit No. 60/1118

Location [illegible]

Owner [illegible]

Date of permit 8/24/60

Notif. closing-in

Insp'n. closing-in

Final N.

Final Insp'n.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

9/19/60 – Walls done
Talk Linetts
Mrs. Stephenson about
pool. [illegible]

Memorandum from Department of Building Inspection, Portland, Maine

AP- American Legion, Welch St., Peaks Island (84-K-4-5)

Aug. 22, 1960

Mr. Fred Stephenson
Elizabeth Street
Peaks Island

Dear Mr. Stephenson:

Permit is being issued to remove portion of dormer at the above location in accordance with our conversation as follows:

1. Face of existing dormer to be moved from the sun porch wall to the main building wall.

2. Portion where dormer exists over sun porch to be roofed over in a plane with the main roof using 2x6 inch rafters at 24 inch spacing at 6 foot span.

3. Rafters to rest on a 4x4 inch plate supported by a 2x4 inch stud at the main building wall.

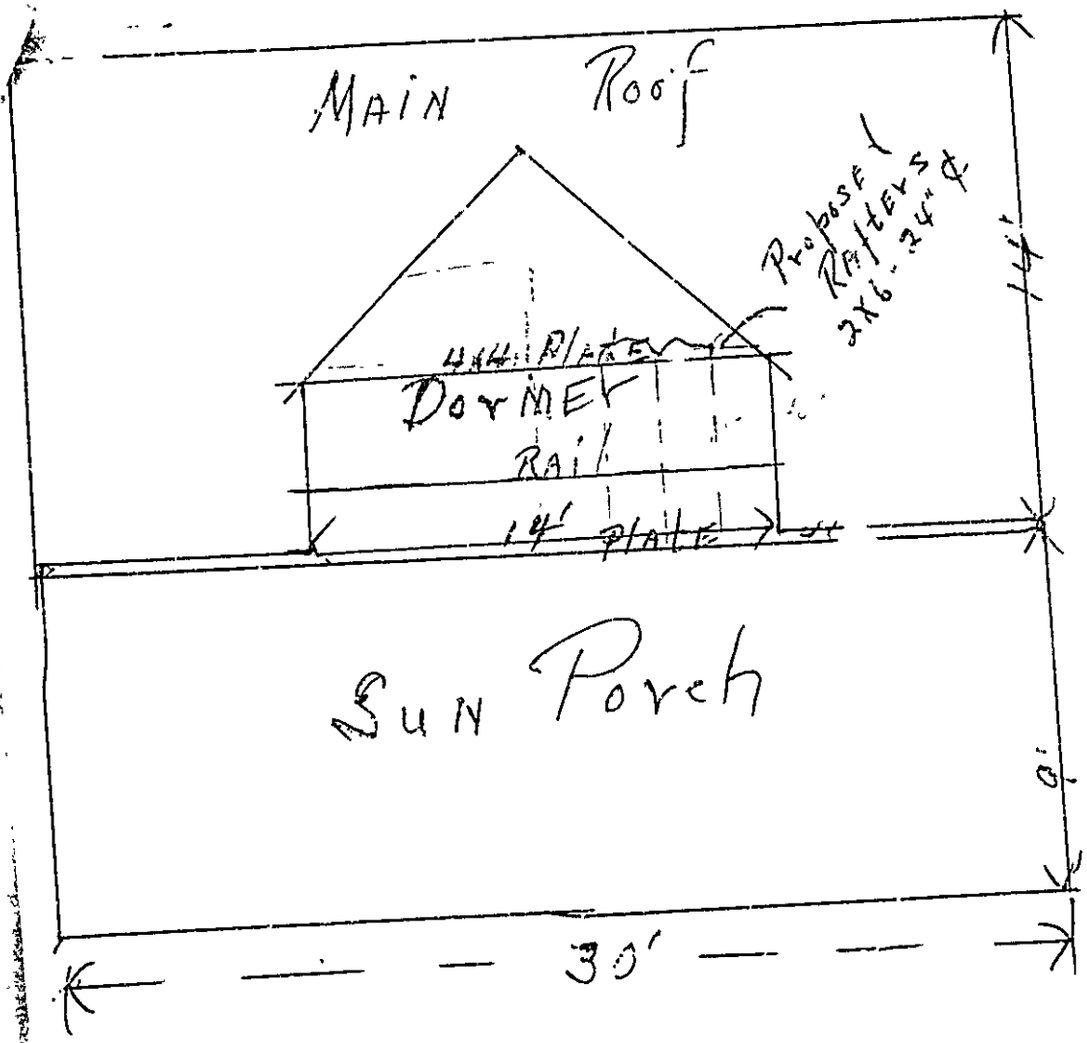
4. Two small windows to be set in gable end of dormer are to be separated so that at least one jack stud between them will support the double 2x4 inch header above.

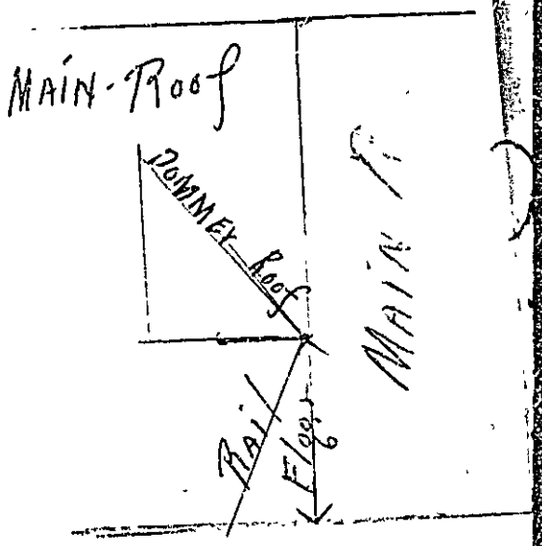
Very truly yours,

Gerald. E. Mayberry
Deputy Inspector of Bldgs.

CS-27

GEMim


MAIN Roof
Proposed Rafters 2X6 - 24" ¢
4X4 PLATE
DORMER
RAIL
14' PLATE
14'
SUN Porch
8'
30'


MAIN-Roof
DORMER Roof
MAIN
RAIL
Floor

1/4" Scale

(4) APARTMENT HOUSE ZONE

PERMIT ISSUED
01600
SEP 20 1955
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Sept. 16, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter *the following building 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:* 8-41-N-4-5

Location Welch St., Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address American Legion Hall, Welch St., Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address Fred. Stephenson, Elizabeth St., Peaks Island Telephone 6-2835

Architect Specifications Plans no. No of sheets

Proposed use of building Legion Hall No. families

Last use " " No. families

Material wood No. stories 1½ Heat Style of roof Roofing

Other building on same lot

Estimated cost $ 300 Fee $ 2.00

General Description of New Work

To change four windows to seven windows 37" x 57", on left hand side of building.

CERTIFICATE OF OCCUPANCY REQUIRED — 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. ***PERMIT TO BE ISSUED TO*** Fred Stephenson

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

American Legion Hall

Signature of owner by: Fred Stephenson

INSPECTION COPY

C16-254-1M-Marks

Permit No. 551/1600

Location [illegible]

Owner [illegible]

Date of permit 9/20/55

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Sanding Out Notice

Form Check Notice

NOTES

9/21/55 — [illegible] drop made

[illegible]

Original Permit No. 37/372
Amendment No. 1

PERMIT ISSUED
SEP 14 1937

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, September 13, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 37/372 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Welch Street, Peaks Island Ward Isl. 2 With the Fire Limits? no Dist. No.

Owner's ~~or lessee's~~ name and address Earle MacNeill Randall Post No. 142 American Legion
Albert McCann, 117 High St. 4-4211

Contractor's name and address Owner

Plans filed as part of this Amendment yes No. of Sheets 1

Increased cost of work Additional fee .25

Description of Proposed Work

To construct chimney in new location;
To extend existing one story rear shed about 8' toward rear line;
To fix up existing toilet room in basement for the use of men, providing outside window at least three square feet in area for ventilation, and change location of ladies' toilet to a spot in the first story over men's toilet.
To construct inside cellar stairs (it is unlikely that permanent heating apparatus will be installed before the fall of 1938. Before permanent heating apparatus is installed a standard fireproof heater room will be provided, or this stairway will be enclosed with partitions of one hours' fire resistance with a self-closing fire door at the bottom, and adequate protections over the heater itself.
To construct permanent canopy over the outside front steps; to remove existing rear stairs from second to first floor and provide in place of them a vertical ladder leading to the ground from flat roof from side.

All as shown on sketch attached

Signature of Owner Earle MacNeill Randall Post No. 142
By Albert J. McCann

Approved.

Approved by Fire Dept. 9/13/37
Approved by Fire Dept. 9/14/37

Approved: 9/14/37

Chief of Fire Department.

Commissioner of Public Works.

Inspector of Buildings.

ORIGINAL.

P 2 Post American Legion, Welsh & Gerhardt Island

(1) 6/10/37

Distances to rear and side property lines allowed by appeal sustained 6/7/37

General Requirements (Chief's Policy Bldg.)

Capacity first story assembly hall: $\frac{4 \times 23}{6} = \frac{92}{6} = 15.7$

- 127 - Exit lights (2½" letter) over rear door 1st story assembly hall and outside rear door. Plenty and floor not clear but in room of more than 300 square ft. exit lights at doors leading to front stairs and white lights on stairs and passageways. Exit lights for each hall on same switch.
- 128 - Exit door swing out not less than 2'-8" wide nor less than 6'-4" high.
- 130 - Outside frame swing door in 1st story assembly hall and outside door - door from 2nd floor hall may be made swinging 28" outward latch, - if any, ~~door to 3rd story and in the story and frame and door on front and rear exit doors, ordinary single spring night latches.~~
- 131 - Main stairway not more than 3½" treads not less than 9 inches. Handrails on both sides of all stairs more than 44 inches and not closer than 4 inches of lesser width - least dimension of handrail as great as width of stairs - stair handrails marked. Flag under 1st floor hall in closets in the stairs.
- 135 - Fire exit - one in kitchen if any, and one in front, rear door fully open.
- 136 - Of furnace or stoker to be located in alcove.
- 137 - Gas burners in toilet rooms.
- 138 - Toilet rooms properly marked.

Ca[redacted] Cm Dwg.

(2)

X 2nd floor joists indicated 25" o.c. 2x6 on 7'-8" span
X no framing shown of rear portion of 2nd floor (garage)

OK 12" @ 40.8# I on 22' span — 11' long. Good for 24,400#
$\frac{24,400}{22 \times 22} = \frac{11.09}{11} = 101$ #/sq ft

7" @ 15.3# I on 11.5' span good for 10,850
OK $\frac{10,850}{11.5 \times 7.5} = 112.6$ #/sq ft

First floor
X 2x6 — 25" o.c.
What found. thru under 6x6 posts?
X no spacing of posts given under front porch

2x6 girder
5" @ 10# I on 10'-6" span good for
$10.5 \times 5.0 \times 105 = 5512$
$5512 \times 10.5 \times 1.5 = 86,814$; $\frac{86,814}{8000} = 4.8$ sq ft
OK 5 of 5" I = 48
6" @ 12.5# I on 10'-6" span good for 8300#
$\frac{8300}{10.5 \times 6.0} = 131$ # sq ft.

Floor Board
$2.08 \times 1.0 \times 105 = 218.4$
$218 \times 2.08 \times 1.5 = 680.16$
$\frac{680}{1100} = 0.61$ sq ft
OK 5 of 1/8" board, 1" wide — $\frac{bd^2}{6} = \frac{12 \times .087^2}{6} = 2 \times 0.76 =$

6x6 wood posts under 1st floor
6x6 full size on 1 span good for
$6 \times 6 \times 8 = 3768$
$7 \times 6 \times 105 = 4410$
$4400 \times 7 \times 1.5 = 46200$; $\frac{46200}{1100} = 42.0$

5 of 6x6 F.S. = 360
$6.0 \times 6.5 \times 105 = 4095$
9 posts $4 \times 6 \times 391 = 90,846$
$4 \times 6 \times 800 = 19,200$
$4 \times 4 \times 800 =$

$\frac{108,050}{96.3}$ (112.2)
$\frac{17,830,000}{91195}$ (131)

A APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 14 1937

0872

Class of Building or Type of Structure Third Class

Portland, Maine, May 20, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Welch Street, Peaks Island Ward Isl.2 Within Fire Limits? no Dist. No.

Owner's or ~~Lessee's~~ name and address Earl MacNeill Randall Post No. 142 Albert McCann, 117 High St. 4-4211 Telephone

Contractor's name and address J. J. Maloney, 52 Elmere St. So.Portland American Legion Telephone

Architect Plans filed yes No. of sheets 1

Proposed use of building Club Building No. families

Other buildings on same lot

Estimated cost $ 500. Fee $ .75

Description of Present Building to be Altered

Material wood No. stories 1½ Heat stove Style of roof pitch Roofing Asphalt

Last use Cottage - 1 car garage No. families

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 6/7/37

General Description of New Work

To turn existing 1 car garage around and attacheto rear of building as shown on plan, the opening in rear wall to be supported with steel as shown on plan, this former garage to be used as kitchen,

Former center chimney to be remove and new outside brick chimney provided, the brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building above the point where the smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall.

To remove former rear wall of building 25'1" and support with steel to include former rear portion of plazza and portion of former rear addition in main room, 1st floor, portion of former rear addition now to be used as toilets, new windows at least three square feet in area to be cut in for ventilation of each toilet,

To remove former kitchen partitions, non-bearing, first floor,

To relocate stairway, first to second floor, changing window to door at second floor level,

To relocate front entrance door and steps

To rearrange partitions on second floor to provide four rooms as shown on plan, partitions to be 2x3 studs 16" OC, covered on both sides with wall board

To raise roof and reframe rear addition, making it 2' higher

To provide heater room under building, concrete floor, protected as required by Building Code

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. (entrance to heater room from outside building)

Details of New Work

Kind? Framing Lumber

Dressed or Full Size? 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 existing 6-6 hard pine on concrete blocks Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof flat Rise per foot 4" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat hot air (permit to be applied for later) Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

Total number commercial cars to be accommodated

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

Miscellaneous

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

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

Earl MacNeill Randall Post No. 1.

Signature of owner By Albert L. McCann

ORIGINAL

Ward 1st. Permit No. 37/872

Location Welch Street, Peaks Island

Owner Earle MacNeill Randall Post
American Legion

Date of permit 6/14/37

Notif. closing-in 84-R-45 b

Inspn. closing-in

Final Notif.

Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued 4/9/41

NOTES

EARLE MacNEILL RANDALL POST, No. 142
AMERICAN LEGION
PEAK ISLAND, MAINE

November 28, 1939.

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine

My dear Mr. McDonald:

Referring to your letter of October thirty first, the Earle Mac Neill Randall Post at their last regular meeting held on Tuesday November twenty first voted to purchase the anti-panic locks for the necessary doors on the Post Home.

The Post is of the opinion that these safety locks must be purchased sooner or later, therefore we propose to buy them as soon as we hear from the two hardware firms here, who have written to their respective factories for a price on same. We are unable to get them at Portland.

These locks will be installed by Mr. Fred Stephenson who is familiar with type of work and also the Building Code.

We will notify you immediately when this work is completed.

Very truly yours,

Stephen J. Harrison
Post Commander.

SJH/H

RECEIVED
NOV 29 1939
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Statement Accompanying Application for Building Permit by Earle MacNeil Randall Post No. 142 American Legion to Cover Alterations in and Change of Use of the Post Building on Welch Street, Peaks Island

October 31, 1959

1. This statement is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code or any other law relating to the same subject matter herein, shall not relieve owner, contractor or any other person from compliance therewith.

2. The Earle MacNeil Randall Post No. 142 of American Legion, as authorized by properly adopted motion or resolution in a regularly assembled meeting of the Post, agrees that there will never be assembled or allowed to be assembled in the building on Welch Street, Peaks Island, known as the Post Home, more than fifty persons at any one time, until such time as certain "anti-panic" hardware has been provided on the outside doors of the building as required by the Building Code of the City of Portland if more than fifty persons are to be assembled at any one time in a building of such use; that the hardware or locksets provided on these outside doors intended to serve as a means of egress will be such that any person at any time may leave the building through any of these doors merely by turning a knob, and that no other locks, knobs, etc., will be provided on these doors to defeat the purpose of this requirement; all as indicated by the signatures below of the duly constituted officers of the Post.

_____

_____

October 31, 1939

Earle MacNeil Randall Post No. 142
American Legion
Peaks Island
Portland, Maine

Attention Stephen J. Hasson, Post Commander

Gentlemen:

As stated to Commander Hasson yesterday, I have prepared a statement to be signed officially in the name of the Randall Post agreeing that no more than fifty persons will be allowed to assemble in the Legion Home of the Post on Welch Street, Peaks Island at any one time.

If you will have this statement properly and duly authorized and signed, I shall then be able to give a certificate of occupancy for the Post Home without providing so-called "anti-panic" hardware on the outside exit doors, as required by the Building Code, if more than fifty persons are to be accommodated, and, as I understand, you are financially unable to do it least for the present.

Very truly yours,

WJcD/H

Inspector of Buildings

File with application

EARLE MacNEILL RANDALL POST, No. 142

AMERICAN LEGION

PEAK ISLAND, MAINE

RECEIVED
OCT 20 1939
DEPT. OF BLDG. & SP.
CITY OF PORTLAND

OCTOBER 19, 1939.

MR WARREN MC DONALD,

INSPECTOR OF BUILDINGS,

PORTLAND, MAINE.

RE: P. 37/872-1 REPT. 5657C-1.

DEAR MR. MC DONALD:

I HAVE RECEIVED YOUR LETTER OF OCTOBER 12TH LAST, AND UNFORTUNATELY I WAS UNABLE TO ANSWER IT SOONER, OWING TO TO THE FACT THAT THE POST DID NOT MEET UNTIL LAST EVENING.

IT WAS VOTED AT THIS MEETING THAT WE TAKE STEPS IMMEDIATELY TO FINISH OUR HOME IN EVERY RESPECT IN ORDER TO GET OUR CERTIFICATE OF OCCUPANCY.

YOU WILL HEAR FROM ME AGAIN WITHIN A FEW DAYS AFTER OUR HOUSE COMMITTEE RENDERS THEIR REPORT AS TO THE COMPLETE DETAILS MENTIONED IN YOUR LETTER AND IN ACCORDANCE WITH THE BUILDING CODE.

I WISH TO THANK YOU FOR YOUR KIND CONSIDERATION AND IN CALLING THIS URGENT MATTER TO OUR ATTENTION.

VERY TRULY YOURS,

STEPHEN J. HASSON, POST COMMANDER.

Stephen J. Hasson
By G. D. H.

SJH/H

S7/872-I
Dept. 6687C-1

October 12, 1939

Mr. Steven Emerson, Commander
Earle MacNeill Randall Post
No. 142, American Legion,
Peaks Island,
Portland, Maine

Dear Mr. Emerson:

I have an application from the Randall Post of the American Legion for a building permit to cover installation of a warm air heating system in the Post club house on Welch Street, Peaks Island, but I am unable to issue it until I have more complete assurance at present that you intend to proceed by the Building Code.

I can only commend the efforts of the members of the Post through several years to get a satisfactory club home, but I cannot lose sight of the fact that I am a sworn enforcement officer and must see that the Building Code rules for safety are complied with.

It is my impression that you have already been using the Legion Home to some extent at least, although no certificate of occupancy has been issued as required by law. We find that no anti-panic hardware has been provided, no light has been installed over the outside rear door. No fire extinguisher has been provided in the cellar and none in the main hall. Furthermore the grade of the ground has not been lowered in the cellar around the wooden posts, to protect them from rot, as agreed upon and as required by the Building Code.

I feel that it will be necessary to furnish these missing details, which have been known about for a long time, before a permit may be issued for the heating plant.

I can realize the need of the members of the Post installing the water with their own [illegible], but there are many things which may be done contrary to the Building Code with the best intentions in the world by inexperienced men, putting in especially a warm air system. I hope you will not see fit to start any of the installation, even to the extent of putting in ducts or cutting timbers therefore, until you actually have a permit card in your possession and posted upon the premises.

If it is true that the Legion Post is using the hall or has been using it, I shall have to insist that these required but missing details be fully provided at least by November 1, 1939. In the meantime it would be well for you to write to me and tell me just who is to be in charge of this heating plant installation so that I may feel assured that we will not get into difficulties during the course of the work which might prove costly to the [illegible] and very embarrassing to me.

Very truly yours,

Inspector of Buildings

WMO/H

7/23/37

Earl MacNeil Randall Post - Cedarland 37/872

Present posts are 4x4 not about supports for new 12" I carrying second floor.

Mr McCann said grade is to be lowered so that the top of all concrete footings will be above grade.

Fastening of steel & wood posts or girders

Program calls for 1 side light construction 2x6 on 11'-0 span 27" o.c. Girder 2-2x6 on 8' span - Front 2x8 - 21'0" 11' span. Mr McCann said this is to be strengthened by intermediate girders & cut down 11' span.

10/3/39 Anti Panic Hardware not on
No light over outside rear door
Removed door & have light outside
2 More fire extinguishers (1 cellar 1 main hall)
Posts not lowered at all points as wood posts installed are grade.

File: P.37/72-I

[illegible] Neill Randall Post No. 142 June 19, 1937
[illegible] Legion
c/o Albert McCann
117 High Street,
Portland, Maine

Gentlemen:

[illegible] an inspector from this office on June 18t. found no person at work on the proposed Legion Home on Welch Street, Peaks Island, but that practically all of the supports had been removed from the second floor of the building, evidently preparatory to putting in the new steel work, and only a few rude punchecns had been provided to hold the second floor up in the meantime. This may be none of our affair but may I warn you that a number of men in Portland and vicinity have been injured due to providing inadequate temporary supports either for buildings or scaffolds.

It was also noted that the existing sidewalls of the former cottage [illegible] framed adequately to support the second floor joists [illegible] the new use [illegible] as a [illegible] club house. Along these sidewalls I think it will be necessary for you [illegible] some 4x4 studs not more than 18 inches from center to [illegible] vertically [illegible] a double 2x4 plate at the top of these to provide bea[illegible] the 2x6 joists in the second floor and to firmly fasten these studs to the [illegible] outside board [illegible] the building.

I understood from Mr. McCann that the existing posts through the center beam under the first floor, were to have concrete footers provided beneath each post and that these posts were in no case more than seven feet from center to center. [illegible] explained to him that the concrete footers should be extended a few inches above the grade of the ground around the posts so that the bottoms of the posts would not rot quickly. Wherever these posts under the center beam are more than six feet six inches from center to center, knee braces about 4x6 should be introduced to strengthen the 6x8 beam, and these knee braces where required should be let into the posts and provided with a 2x6 on the underside of the 6x8 beam extending between the ends of opposite braces. In no case should there be a brace on only one side of any post. If it is found necessary to provide a brace on one side of a post, another brace should be introduced on the other side for balance.

There is no indication on the plan of any particular fastenings of the steel beam to the wooden posts. This, of course, will be necessary in every case.

Please be governed accordingly.

Very truly yours,

File: Rept. 3302B-I

Maria MacNeil Randell Post No. 14
American Legion
127 High Street,
Portland, Maine

June 11, 1937

Attention Mr. Albert McCan

Gentlemen:

A careful examination of your plans and application for a permit to convert the former Wilson Cottage on Mason Street, Peaks Island for a club house shows that the proposed steel work appears to be satisfactory. There are a number of rather important omissions and discrepancies in the structural plans, however, that must be cleared up before the final permit is issued, as follows:

1. The final arrangement of rooms on the second floor is not clear on the plans and I am not sure as to the use of these rooms. I am assuming that there is no room on the second floor to have a floor area exceeding 300 square feet and no room to be used for assembly. This is important in that it has a bearing upon protection of the heating plant and features of emergency egress.

2. The 2x6 floor joists on the second floor apparently are 25 inches from center to center. This is unusually far apart, but if the second floor is not to be used for the assemblage of persons, we will accept this arrangement without strengthening. If you have any plans for the future of having even a small assembly room in this second story as the strength of your steel construction would indicate, it would be well to provide 2x6 joists between each 2x6 joists under the second floor now so that the question will not arise later. There is no framing of the rear portion of the second floor which will be the second floor of the present garage relocated and no indication as to its use. It is obvious that this floor must be used as a passageway to reach the rear exit stairway.

3. No spacing of the posts under the existing 8x8 girders or sills beneath the first floor are shown. These locations should be shown and should be such that the 8x8 girders will be capable of developing a live load of 100 pounds per square foot plus the dead load, probably a total load of 105 pounds per square foot. There is no definite indication as to where the posts under the second story steel are to get their bearings. You will, of course, have them carried down to get a bearing at least on the sills beneath the first floor rather than blocking them up at the first floor surface. There appears to be no indication whatever on the plans as to what is to constitute the actual foundation of the building in the ground. This information should be shown regarding all of the posts. This item is especially important beneath the posts where the steel beams beneath the second floor and beneath the first floor get their bearings. The posts beneath the ends of the heavier steel beams under the second floor may be called upon to carry a load of six tons each while the posts under the heavier beams beneath the first floor may be called upon to develop a supporting strength of more than two tons each.

Earl Macomber Indian Post No. 148
American Legion

June 11, 1937

Obviously the plans must show clearly how these fairly heavy loads are to be distributed into the supporting ground or ledge, if ledge is encountered.

4. The floor joists under the assembly hall are indicated as being 25 inches from center to center. We are unable to approve this arrangement under Building Code standards. The 2x6 joists are amply heavy on this basis, but the question raised in the building code is the strength of the floor between the joists on the 25 inches span even though the floor is doubled. It will be necessary either to introduce additional joists between those existing or to take some definite means to strengthen the floor board spans between the 2x6's. The addition of joists is preferable.

Attached hereto is a sheet showing some requirements of the Building Code as regards club buildings of which you may not be aware. It is attached so that you may be having in mind the prospect of the entire job which will be required before we will be able to give a certificate of occupancy for the building.

If you will get these structural questions fully cleared up and shown on the plans, we shall be able to issue the permit promptly.

Very truly yours,

Inspector of Buildings

McD/H
CC: J. J. Maloney
52 Elmmere Ave.
So. Portland

NOTATIONS CONCERNING SOME BUILDING CODE REQUIREMENTS PERTAINING TO CONVERTING THE FORMER WILSON COTTAGE FOR A CLUB HOUSE ON WELCH STREET, PEAKS ISLAND

June 11, 1957

These are details noted in checking the plans for the proposed work which are somewhat incomplete and in some places illegible. It must be obvious that the Department of Building Inspection assumes no responsibility for having covered all of the details with regards to this job mentioned in the Building Code and that failure to mention any requirements of the Building Code herein cannot relieve the owner or contractor from compliance with any part of the Code.

Exit lights with letters no less than two and one-half inches in height to show red will be required over the rear door of the first story assembly hall and also over the outside rear door. Unless one or more of the rooms in the second story is to have an area exceeding 500 square feet or to be used for assembly purposes, exit lights will not be required in the second story, but if one or more of the rooms in the second floor are to be so used, exit lights will be required at the doors leading to the front and back stairs. White lights should be provided on stairs and passageways intended for reaching the exits and also over the rear outside door, outside of it. All exit lights whether red or white should be, as far as feasible, controlled by a single switch. All exit doors are required to swing outwards, to be not less than two feet eight inches wide and to be not less than six feet four inches high. Anti-panic hardware will be required on the rear and front doors leading from the first story assembly hall and also on the rear outside door. This hardware is fairly expensive and it may be avoided on the door leaving the rear of the assembly hall, if this door is made a swinging door without any latch whatever. If one or more rooms on the second floor are to have an area exceeding 500 square feet each or to be used for assembly, anti-panic hardware will also be required on the front and rear exit doors leading to the stairs. If no room on the second floor is to be so used, then these doors leading from the second story to the stairs should be equipped with locksets of such a type that any person may open the door from the inside merely by turning a knob.

All new stairs are required to have risers not more than eight and one-half inches high and treads not less than nine inches wide. Handrails are required on both sides of all stops more than four feet wide and on at least one side of stairs of a lesser width. All landings are required to be in least dimension as large as the width of the stairs. All stair treads inside of the building are required to be covered with non-slip material on the treads. Rubber mats securely fastened in place will answer this requirement. No closets are permissible beneath any stairs.

Before the certificate of occupancy to legally use the building as a club house may be issued fire extinguishers of a type approved by the Fire Department will be required,-one in the heater room or basement, one in the kitchen, if any, and one in each story above the basement.

The application indicates that there will be a heater room in the basement, but there is no indication of the location of it. The protection of this heater room will depend to some extent as to whether or not there is to be any assemblage on the second floor.

The size of the windows in the toilet rooms are not shown but they are required to be each at least three square feet in area, not less than one foot in width and operative for ventilation. Each toilet room should be separately marked for men and women.

EARLE MacNEILL RANDALL POST, No. 142

AMERICAN LEGION

PEAK ISLAND, MAINE

Portland Me.
June 12-37

RECEIVED
JUN 14 1937
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Inspector of Buildings
Warren McDonald

Gentlemen
Regarding permit for Peaks Island Legion.

We are not going to have any one room on the second floor over 300 sq ft. We plan have a small entrance hall with 4 small office rooms to be used [illegible] offices & storage so as to keep every thing of that nature [illegible] unless we have to show the exact place of these partitions at this time we would like to decide that later.

The spacing of the 6x6 posts under the existing 6x6 sills are as they are now not over 7' apart. All post for the entire building will rest on concrete piers 20 x 20 inches 3 ft below floor level except the east side has a stone & concrete wall in place.

The framing for the second floor that we will build will be the same as in the present garage second floor. We have to build a section the width of the back piazza as the rest is in place.

We propose to make a passage 4' wide in the center of this and the 2nd floor of the garage for exit only. The sides will be for open attic.

We have not layed out a heater room at this time as we intend to do that when we take out a heater permit.

ARLE MacNEILL RANDALL POST, No. 142
AMERICAN LEGION
PEAK ISLAND, MAINE

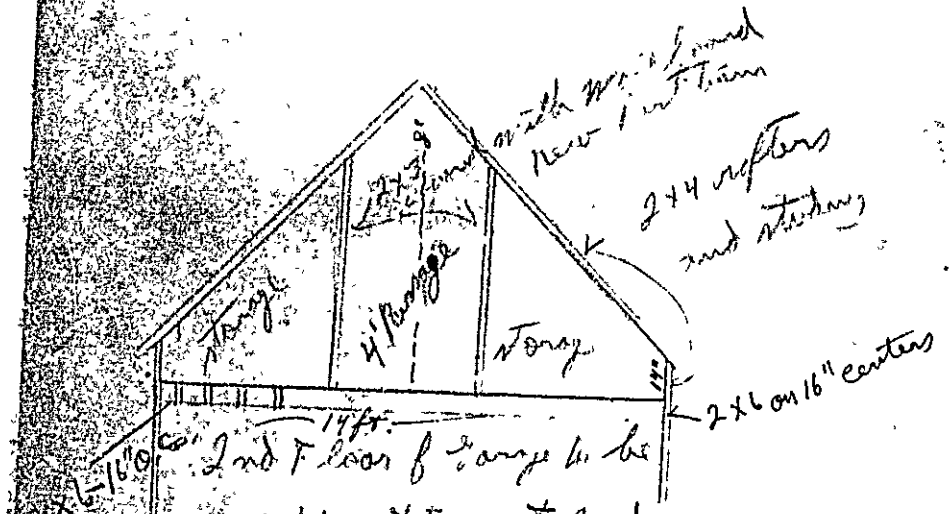
Regarding the floor between the 2x6 joists we took that up with the steel man who said he had allowed for that in his steel and that the stress load on 1 5/8 pine flooring was 200 lbs on a 4'6" span and we had only 2'0 or 25" span, also about half of the present floor is ok. Will this take care of the load, we were advised by two contractors before we asked for a permit it would

We intend to do what the building Code calls for in everything we change or do

Hoping this meets your approval

Albert J. McCann
Member building Committee

[illegible]
End piece [illegible] Permit #142 A-L



2nd Floor of Garage to be Extended out to meet 2nd Floor of main Bld. and a Passage way 4 ft wide partitioned off in center with a small door on each side to reach storage space

SECTION A-A Sheet 1

3

File: Rept. 93025-I

May 21, 1957

Earl MacNeil Randall Post No. 142
American Legion
c/o Albert McCann
117 High Street,
Portland, Maine

Dear Sir:

J. J. Maloney has applied for a permit to make extensive alterations in a former cottage on Welch Street, Peaks Island to make thereof a club house for the Earl MacNeil Randall Post No. 142 American Legion.

Back in January of this year I went over this proposition thoroughly and at some length with two representatives of the Randall Post. Apparently these representatives have neglected to tell the members of the organization that, at that time, I called their attention to a clause in the Building Code which reads as follows: "No club or lodge buildings of frame construction, designed for the accommodation of a membership of more than 50 persons, erected beyond the fire limits, shall be located within 10 feet of any other building, structure or lot line; and no club or lodge buildings of third class construction, designed for the accommodation of a membership of 50 or less persons, erected beyond the fire limits, shall be located within 5 feet of any other building, structure or lot line." It is my recollection that they said that the Randall Post would come under the latter classification,- namely, membership of 50 or less. It was determined at that time that one wall of the cottage was closer than 5 feet to the side property line, and your location plan filed with the application shows a distance of only 5 feet and 6 inches from one side property line.

Although not mentioned at the above conference, your application calls for relocating a garage and attaching it to the rear of the cottage, which makes it definitely a part of the proposed club and lodge building. Your location plan shows 8 feet and 5 inches from the rear of the new addition to the rear property line. The Zoning Ordinance, in the Apartment House Zone where the building is located, requires at least 12 feet from the rear of the building to the rear property line. The fact that the garage is already located closer to the property line has no bearing on the situation, because the garage, until you move it and make it a part of the main structure, is classified as an accessory building and is legal in the location where it exists.

Both of these matters are ones that may be appealed to the Municipal Officers who are authorized to grant variances in such cases if they believe it may be done without departing from the intent and purpose of the Building Code and Zoning Ordinance. The next time which they will normally take action on such matters is the evening of June 7th. If you desire to file appeals on these subjects, the forms may be secured at this office and we will write them for you if you are so inclined.

Earl Macneil Randall Post No. 142
American Legion

May 22, 1957

The layout plans which you have provided are not sufficiently clear and not sufficiently in detail to allow us to tell whether or not the proposition will comply with the Building Code when finished. If you will consult the two representatives who came to my office, you will find that I told them of some of the provisions of the Building Code with regard to such buildings. An important item is the means of egress, two of which, well removed from one another, must be provided from each floor level. The plan should be to scale and should be dimensioned also so that we can tell fully the capacity of the building, the width of the stairs and doors and the aisles. All doors, of course, are required to swing outwards and to be equipped with such hardware that persons may always leave from the inside.

This permit was applied for on May 20, 1957. The normal reaction in such a case seems to be that the applicant for such a permit is inclined to lose patience because this department must necessarily inform itself as to whether or not a proposition complies with the ordinances before the permit is issued. If your members are inclined to feel this way about it, may I remind you that you have had since the latter part of January of this year to get all of these matters arranged.

Very truly yours,

Inspector of Buildings

McD/H
CC: J.J. Maloney
52 Elsmere St.
So. Portland

Original Permit No. 37/672

PERMIT ISSUED

Amendment No. 1

SEP 14 1937

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, September 13, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 37/672 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Walch Street, Peaks Island Ward Isl. 2 With the Fire Limits? no Dist. No.

Owner's ~~or Lessee's~~ name and address Earle MacNeill Randall Post No. 142 American Legion
Albert McCann, 117 High St. 4-4211

Contractor's name and address Owner

Plans filed as part of this Amendment yes No. of Sheets 1

Increased cost of work

Additional fee .25

Description of Proposed Work

To construct chimney in new location.
To extend existing one story rear shed about 8' toward rear line.
To fix up existing toilet room in basement for the use of men, providing outside window at least three square feet in area for ventilation, and change location of ladies' toilet to a spot in the first story over men's toilet.
To construct inside cellar stairs (it is unlikely that permanent heating apparatus will be installed before the fall of 1938. Before permanent heating apparatus is installed a standard fireproof heater room will be provided, or this stairway will be enclosed with partitions of one hours' fire resistance with a self-closing fire door at the bottom and adequate protections over the heater itself).
To construct permanent canopy over the outside front steps; to remove existing rear stairs from second to first floor and provide in lieu of them a vertical ladder leading to the ground from flat roof from side.
All as shown on sketch attached

Signature of Owner Earle MacNeill Randall Post No. 142
By Albert L. McCann

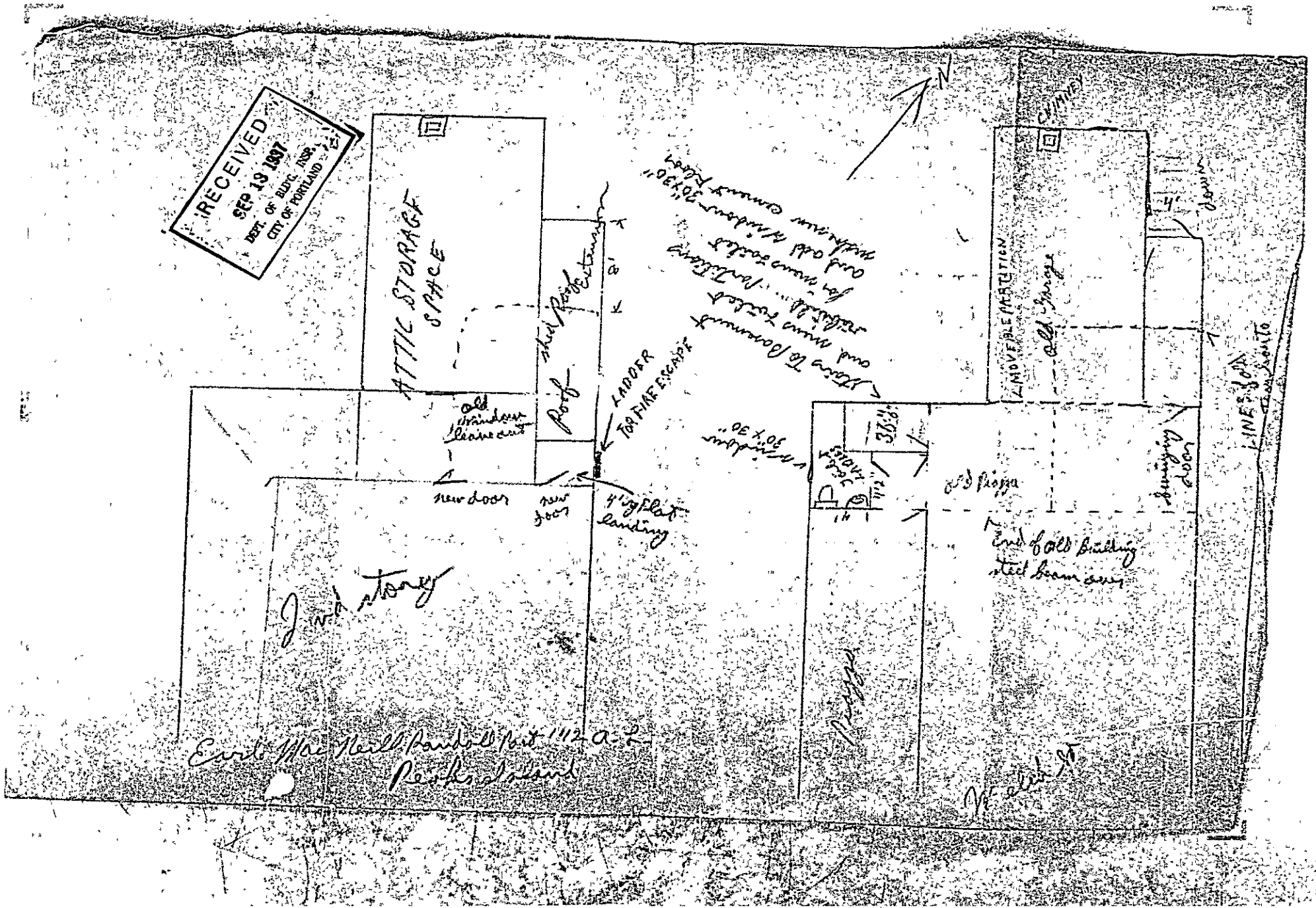
Approved: Chas. O'Donnell
Chief of Fire Department.

Approved: 9/14/37

Commissioner of Public Works.

Inspector of Buildings.

INSPECTION COPY


RECEIVED
SEP 13 1997
DEPT. OF BLDG. INSP.
CITY OF PORTLAND
ATTIC STORAGE SPACE
old window closed
new door
new door
LADDER FOR FIRE ESCAPE
4'x4' flat landing
shed roof extension
roof
CHIMNEY
LANDVILLE MASTICION
old garage
old piazza
end of old building steel beam over
Lincoln St
Mt Albion St
N

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location _____ Within Fire Limits? _____ Dist. No. _____

Owner's or Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

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

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

Height average grade to top of plate _____

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

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

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

Framing Lumber—Kind _____ Dressed or Full Size? _____

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

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

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

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

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

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

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? _____

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 owner _____

APPLICANT'S COPY

No. 37/872

Location Welch St. Peake del.

Owner American Legion

Date of permit June 14, 1937.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

extinguisher are required for basement fire or and all

Doors to be equipped with grade hose & not from

covered at all hours or second floors are one above it, & below

the matter of exit light and extinguisher should be attended to immediately. Oct.

9/6/40. Recommended that exit light be lighted and white light outside. Fire extinguisher in cellar. Concrete floor in cellar to be raised above

Donald Powell, O.K.

4/3/41. Matters mentioned

2/15/39 9/6/40. O.K. AB.

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, May 20, 1937 JUN 14 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location [illegible] Street, Preble Island and Ward Ig.2 Within Fire Limits? no Dist. No.

Owner's name and address Albert Roberts, 217 High St. 4-4211 Telephone

Lessee's name and address Earle MacNeill Randall Post No. 142 American Legion Telephone

Contractor's name and address J. J. Maloney, 52 Elsmere St. So.Portland Telephone

Plans filed yes No. of sheets 1

Present use of building Club Building 84-11-4-5 No. families

Other buildings on same lot

Estimated cost $ 500. Fee $ .75

Description of Present Building to be Altered

Material wood No. stories 1½ Heat stove Style of roof pitch Roofing asphalt

Present use Cottage - 1 car garage No. families

Appeal sustained and Permit Granted by Special Order of Board of Municipal Officers 6/7/37

General Description of New Work

To turn existing 1 car garage around and attachato rear of building as shown on plan, the opening in rear wall to be supported with steel as shown on plan, this former garage to be used as kitchen,

former center chimney to be removed and new outside brick chimney provided, the brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building after the point where the smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall.

To remove former rear wall of building 28'1" and support with steel to include former rear portion of piazza and portion of former rear addition in main room, 1st floor, portion of former rear addition now to be used as toilets, new windows at least three square feet in area to be cut in for ventilation of each toilet.

To remove former kitchen partitions, non-bearing, first floor,

To relocate stairway, first to second floor, changing window to door at second floor level,

To relocate front entrance door and steps

To rearrange partitions on second floor to provide four rooms as shown on plan, partitions to be 2x3 studs 16" OC, covered on both sides with wall board

To raise roof and reframe rear addition, making it 2' higher

To provide heater room under building, concrete floor, protected as required by Building Code (entrance to heater room from outside building)

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

Size, front Height average grade to top of plate

No. stories Height average grade to highest point of roof

To be erected on concrete blocks earth or rock?

Material of foundations 6x6 hard pin thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof flat Rise per foot 4" Roof covering Asphalt roofing Class C Und. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat hot air (permit to be applied for later) Type of fuel Is gas fitting involved?

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 spans over 8 feet. Sills and corner posts all one piece in cross section.

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

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

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

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

If a Garage

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

Total number commercial cars to be accommodated

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

Miscellaneous

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

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

Signature of owner Earl MacNeill Randall Post No. 142 American Legion By Albert F. McCann

INSPECTION COPY

Chief of Fire Dept.

Permit No.

INSPECTIONS

Foundr.

Inspn permit

Inspn. closing-in

Inspn. closing-in

Inspn. closing-in

Inspn. Notif.

INSPECTION NOT COMPLETED

Inspn. 4/3/41

Warm air 10/1/39

Certificate of Occupancy issued 4/8/41

Comp. c. 41-87

NOTES

84-K-45

11'0"

2-2x6

3x8 spike to posts

3x8 beam

4x6 post

2x6

3x8 spike to posts

TYPICAL PLAN OF

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
02229
DEC 5 1952
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, December 3, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ *alter* ~~repair~~ ~~demolish~~ *install the following building* ~~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 Welch Street, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address American Legion, Welch Street, Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address Charles Franco, Peaks Island Telephone 6-4403

Architect Specifications Plans no No. of sheets

Proposed use of building Hall No. families

Last use " No. families

Material wood No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 295. Fee $ 2.00

General Description of New Work

To change two large windows on front of ~~wooden~~ building to four small windows, each window to be 2' 6" x 4' 6" with studs between.
To replace portion of 6x6 sill.
To provide concrete footings under three existing cedar posts.

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. ***PERMIT TO BE ISSUED TO*** Charles Franco

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

American Legion

Signature of owner by: Charles Franco

INSPECTION COPY

Permit No. 52/2229

Location Welch St Peaks Island

Owner American Legion

Date of permit 12/5/52

Notif. closing-in

Inspn. closing-in

Final Notif. None

Final Inspn. 1-22-53. [illegible]

Cert. of Occupancy issued None

NOTES

1-22-53 Wiring not in conduit. Pulled out of box to check fixtures. [illegible]

FILL IN AND SIGN WITH INK

PERMIT ISSUED
00436
APR 9 1952
CITY of PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 7, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 Welch St., Peaks Island Use of Building American Legion Hall No. Stories 1½ ~~New~~ Building Existing "

Name and address of owner of appliance American Legion, Welch St., Peaks Island

Installer's name and address Earle Hutchens, Luther St., Peaks Island Telephone 6-2932

INSPECTION NOT COMPLETED

General Description of Work

To install gas-fired water heater

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance

If wood, how protected? Kind of fuel gas

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4' From top of smoke pipe 18" From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue oil-fired furnace

If gas fired, how vented? to chimney Rated maximum demand per hour

Permit Issued with Letter

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?

Will operator be always in attendance? Does oil supply line from top or bottom of tank?

Type of floor beneath burner

Location of oil storage Number and capacity of tanks

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or 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?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Tank will set on plank base, about 6" away from building.

Heater is equipped with device which will automatically shut off all gas supply in case pilot flame is extinguished.

Permit Issued with Letter

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: OK 4-8-52 PM

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 Installer Earle L. Hutchens

INSPECTION COPY

1-23 ~~5-8-52~~

Permit No. 52/416 ~~5-11-52~~

Location Welch St. Rocky Island

Owner American Legion

Date of permit 4/9/52

Approved INSPECTION NOT COMPLETED 1-16-52

NOTES

AP Welch Street
Peaks Island

April 9, 1952

Mr. Earle Hutchens,
Luther Street,
Peaks Island, Maine

Subject: Installation of gas-fired hot water heater

Randall-MacVane Post,
Welch Street,
Peaks Island, Maine

Gentlemen:

Building permit for installation of heater for domestic hot water fired by compressed gas is issued to Mr. Hutchens, herewith, but subject to the following:

The application states that the cylinder outside of the building will be supported on a plank base. Unless carefully installed this does not promise good safety, especially in this climate where the plank and therefore the cylinder may be heaved by frost.

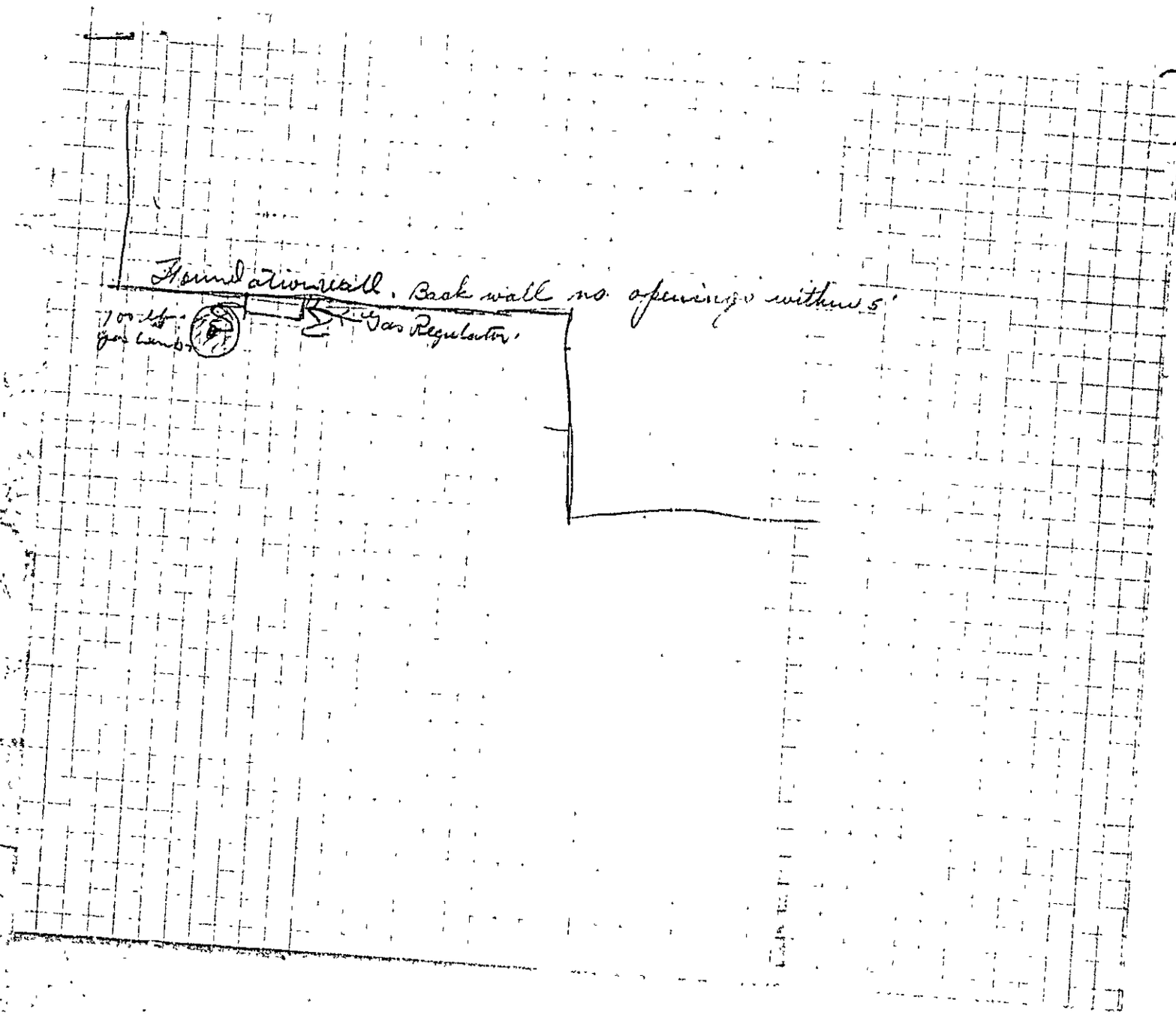
The regulations adopted by the city stipulate that such cylinders shall be set upon a firm foundation and that the possible effect on the outgoing piping of settling shall be guarded against by a flexible connection or separate fitting.

It is to be borne in mind that this building is semi-public and that part of the activities is operated under a license by the Municipal Officers. Therefore particular attention is necessary in the case of such a licensed activity. Therefore, this installation should be made with the thought to being permanently safe.

Very truly yours,

WMcD/H

Inspector of Buildings


Foundation wall. Back wall no openings within 5'
70 lb. gas tank
Gas Regulator.

AP Welch Street,
Peaks Island-I
(American Legion)
10/[illegible]51/ATH

October 10, 1951

Randall & MacVane Post American Legion No. 142
Welch Street, Peaks Island
Mr. Charles Franco
Winding Way, Peaks Island

Gentlemen:

Building permit for repair after fire to former condition without alterations at the Legion Home on Welch Street, Peaks Island is issued to Mr. Franco, herewith, subject to the following:

1. There have been questions in the past about the strength of the first floor of the building--at the time the building was converted from a cottage to club house--so that if any of the timbers are damaged at all by fire, care should be taken that they are strengthened so as to be at least as strong as before the fire. All strengthening and all replacing of floor joists or other timbers must be made all one length from bearing to bearing.

2. On June 25 we wrote to the Legion Post about the oil burning hot water heater which was reported to have started the fire. We asked, in view of the fact that the building is semi-public, and has been licensed by the Municipal Officers for playing bingo in times past, what was to be done about hot water heater, and that a permit is required from this department before another hot water heater can be lawfully installed.

We do not have the answers to these questions and would like them before October 23.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure to Mr. Franco: Permit for repair after fire and copy of application

(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
02003
OCT 10 1951
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, October 5, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect repair the following building 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 Welch Street, Peaks Island 54-K-4-5 Within Fire Limits? no Dist. No.

Owner's name and address American Legion, Welch Street, Peaks Island Telephone

Lessee's name and address Telephone

Contractor's name and address Charles Franco, Winding Way, Peaks Island Telephone 6-2833

Architect Specifications Plans No. of sheets

Proposed use of building Assembly Hall

Last use " " No. families

Material wood No. stories 2 Heat Style of roof Roofing No. families

Other buildings on same lot

Estimated cost $ 350.

Fee $ 2.00

General Description of New Work

To repair after fire to former condition without alterations and without change of use, but if conditions in the areas of repair are found to be dangerously substandard of Building Code requirements, both Building Department and owner will be notified immediately. Fire took place in June caused by overheated hot water heater. 3 short floor joists to be replaced in first floor, 2x8 floor joists, 16" on centers.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIRED BUT NOT ISSUED

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* Charles Franco

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

American Legion

INSPECTION COPY

Signature of owner by: Charles Franco

Permit No. 51-2003

Location: [illegible]

Owner: Christian Science

Date of permit 10/10/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 7-19-52 [illegible]

Cert. of Occupancy issued

NOTES

10-23-51 I went over this job with Mr. Tranor on location, also to do up the matter of installation of new hot water heater requiring permit to be taken out for installation. 10-23-51 Mr. Tranor has talked with Port Commission and it is understood a permit will be applied for before anyone regards a hot water heater is started. [illegible]

Handley Brown Heater Co.

(A) APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-51-89

COMPLAINT

INSPECTION COPY

Date Received 6/18/51

Location Welch Street, Peaks Island 84-K-4-5 Use of Building

Owner's name and address American Legion Home Telephone

Tenant's name and address Telephone

Complainant's name and address ATH Telephone

Description: Fire caused from water heater in basement.
New Perfection Water Heater--Kerosene--installed without permit

6/25/51 - Better - [illegible]
10/10/51 - [illegible] - [illegible]

Complaint No. C-51-89

Location Welch St. Peaks Island

Date Received 6/18/51

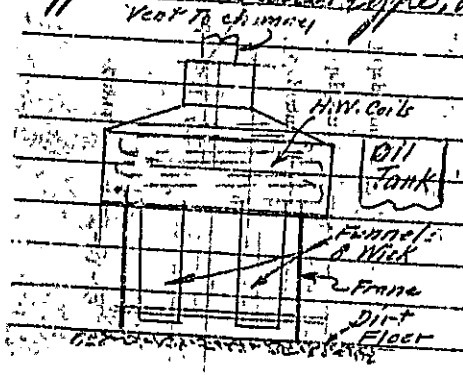
Date Disposed of

NOTES

6/21/51 - See letter

6-18-51 This hot water heater burns with a wick and is manually controlled. Fed by gravity from a tank fastened to the side. Was vented to the chimney. The general label gives the name New Perfection Water Heater the smaller print shows small & reads. I did not find a label at the time.

Case 71 in Updated Listing of Water heaters description appears to be this type, ok



C-51-89-I
Welch Street, Peaks Island
(84-K-4-5, Randall & MacVane Post American Legion 142)
PA American Legion Post
7/12/51/WMcD

June 25, 1951

Randall & MacVane Post American Legion No. 142
Welch Street
Peaks Island, Maine

Copy to: Oliver T. Sanborn, Chief of the Fire Department

Gentlemen:

We have a report that the recent sudden fire at American Legion Home on Welch Street, Peaks Island (Assessors Lot No. 84-K-4-5) started from a kerosine burning hot water heater in the basement—a type of heater which evidently has no safety controls.

I presume this is the same hot water heater which we found in the building in April 1941 as having been installed without the required permit. On May 29, 1941, N. N. Jones of Sterling Street, Peaks Island filed belated application for a permit to install the hot water heater and a little later you were advised that we could not issue the permit because you had not secured the approval of the Chief of the Fire Department on the particular type of oil heater. Several different members of the Post contacted Mr. Hamilton of this office about the matter, but approval was never secured and the permit was never issued.

In the pressure of other matters in this department, the issue was never settled.

Now—the fire, evidently caused by this oil burning device, which seems to be sufficient proof that such a device should not be in a clubhouse like this.

As far as I can determine the only license which your Post has had from the Municipal Officers is a license for playing beano which, according to our record expired on December 31, 1950. It is important that you notify us before July 12, 1951 what you intend to do under these circumstances. It is also important that you do not use this hot water heater at all, and that it be dismantled so that it cannot be used. Any other hot water heater requires a permit before it is installed.

Chief Sanborn of the Fire Department is receiving a copy of this letter, and I feel sure that he will join me in saying that no oil burning device for heating hot water should be permitted in this clubhouse unless it is fully equipped with safety devices. As far as my responsibility goes, I shall have to tell you that I shall be unwilling to approve to the Municipal Officers any license for any activity in the building unless satisfactory arrangements can be made for heating hot water in a manner that will provide all of the usual safety appliances.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

P. S. Of course a permit for repair of fire damage is required from this department before repairs are started, and the contractor should show on the application how extensive the damage is and in detail how he proposes to repair it.