ISLAND AVENUE
84-K-8

PLAKS ISLAND

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Nov. 22, 19 78
Receipt and Permit number A15874

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

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

LOCATION OF WORK: 84 K 8 Island Ave. Peaks Island

OWNER'S NAME: Nancy Laughlin ADDRESS: same

	FEES
OUTLETS:	
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL ____	
FIXTURES: (number of)	
Incandescent ____ Flourescent ____ (not strip) TOTAL ____	
Strip Flourescent ____ ft.	
SERVICES:	
Overhead xx Underground ____ Temporary ____ TOTAL amperes 200	3.00
METERS: (number of) 1	.50
MOTORS: (number of)	
Fractional ____	
1 HP or over ____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) ____	
Electric (number of rooms) ____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) ____	
Oil or Gas (by separate units) ____	
Electric Under 20 kws ____ Over 20 kws ____	
APPLIANCES: (number of)	
Ranges ____ Water Heaters ____	
Cook Tops ____ Disposals ____	
Wall Ovens ____ Dishwashers ____	
Dryers ____ Compactors ____	
Fans ____ Others (denote) ____	
TOTAL ____	
MISCELLANEOUS: (number of)	
Branch Panels ____	
Transformers ____	
Air Conditioners Central Unit ____	
Separate Units (windows) ____	
Signs 20 sq. ft. and under ____	
Over 20 sq. ft. ____	
Swimming Pools Above Ground ____	
In Ground ____	
Fire/Burglar Alarms Residential ____	
Commercial ____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ____	
over 30 amps ____	
Circus, Fairs, etc. ____	
Alterations to wires ____	
Repairs after fire ____	
Emergency Lights, battery ____	
Emergency Generators ____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (30A-16.b)	
TOTAL AMOUNT DUE:	3.50

INSPECTION:

Will be ready on ____, 19__; or Will Call xx

CONTRACTOR'S NAME: Francis Herbert

ADDRESS: Peaks Island, Me.

TEL.:

MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO:

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 15874

Location 84-K-P Island Ave

Owner Nancy Laughlin

Date of Permit 11-22-78

Final Inspection 11-22-78

By Inspector Herbert

Permit Application Register Page No 9

INSPECTIONS. Service — by Herbert

Service called in Done

Closing-in _____ by _____

PROGRESS INSPECTIONS: ___/___/___

___/___/___

___/___/___

___/___/___

___/___/___

___/___/___

CODE COMPLIANCE COMPLETED

DATE 12-22-78

DATE:	REMARKS:

Rear Bldg 21-Family

Rear Island

84-K-8M 84-K-16

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 18759

Date Issued 9/26/68

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date 9-26-68

By [illegible]

App. Final Insp.

Date 9-26-68

By [illegible]

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

Address ~~Welsh Street, Peaks Island~~

Installation For ~~Dwelling~~

Owner of Bldg. ~~Roland Hoar~~

Owner's Address ~~Welsh Street, Peaks Island~~

Plumber: ~~Hopton Montgomery, Jr.~~ Date 9/26/68

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
1		TOILETS	1	2.00
1		BATH TUBS	1	2.00
1		SHOWERS	1	2.00
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	4	8.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 4790

Address Lot 64 K 8- Island Ave, Peaks

Installation For. multiple

Owner of Bldg Hance Lee Laughlin

Owner's Address. Island Ave. Peaks Island

Plumber: Johnson & Dorey Date: 9-15-76

Date Issued 9-15-76

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date

By ERNOLD R. GOODWIN CITY PLUMBING INSPECTOR OCT 22 1976

App. Final Insp.

Date

By

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi-Family
- ☐ New Construction
- ☐ Remodeling

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER Beauticians sink		2.00
		~~Base Fee~~		~~3.00~~
			TOTAL	5.00

Building and Inspection Services Dept.: Plumbing Inspection

File

84-K-3

Island Ave., Peaks Island

Jan. 14, 1972

Mrs. Dorothy Gatchell
Island Avenue
Peaks Island

Dear Mrs. Gatchell:

In reply to your letter of a few days ago, to reduce the size of your lot where your present house now stands on Island Avenue so as to give some additional land to the adjoining property owners would not be lawful, under the Zoning Ordinance if reduced below 6,500 sq. feet. You do have appeal rights in this matter if you so desire. If you would like to do this it will be necessary to apply for a building permit here at this office with a plan showing the proposed size of your new lot and the distances from any new lot lines to your existing house or accessory buildings on the lot. We would then be able to write your certification letter denying your application so that you would be able to use your appeal rights to go before the Board of Appeals for a smaller size lot than is now allowable for this zone in which your house is located. The R-3 Residential Zone requirements apply to your property at this location.

If I can be of any further help to you in this matter please do not hesitate to call me at this office in the City Hall and I will be glad to give you any additional information that you may desire.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

Dear Mr. Soule —
I wish to have your approval of my idea of selling my old (25 yrs or more) house on 6575 sq. ft of land - As I wrote to Mr. Lowell Brown 1970 and asked permission to fence in my property I have donated the land outside of fence to my neighbors Mr. Hisay who had his water meter on my land, Mrs. Crossman and Mrs. Davis -

This brings my land measurement below the 6500 required for new building —
I wish to have in writing your approval for this action legally before I give the land away —
Thank you.
Very truly yours
Dorothy Patchell

10 Jan 1972
Island Ave
Portland, Maine
04105

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56 818

Issued

Portland, Maine June 7, 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

84-K-8

(This form must be completely filled out — Minimum Fee, $1.00)

Owner's Name and Address: Robert L. Hoar - Peterboro Tel.

Contractor's Name and Address " " Tel.

Location: ~~Peterboro~~ Use of Building Dwelling

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions ✓ Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs 5 Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heater: Water Watts 4500

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 Inspection June 15 1968

Amount of Fee $ 3.50

Signed Robert L. Hoar

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

INSPECTED BY F W Hartman

(OVER)

CB 285

LOCATION Peaks Island
INSPECTION DATE Island Av.
WORK COMPLETED 6/14/68
TOTAL NO. INSPECTIONS 6/14/68
REMARKS: 1

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
to 30 Outlets	$ 2.00
to 60 Outlets	3.00
er 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
	1.00
	2.00

84 K/8

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1320

DATE 6/26/61

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 8-2-61

By J. P. Welch

APPROVED FINAL INSPECTION

Date 8-3-61

By JOSEPH P. WELCH

TY. OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

Address: Island Avenue, Peaks

Installation For: Roland Hoar

Owner of Bldg.: Roland Hoar

Owner's Address: Island Avenue

Plumber: Herold F. Bert Date: 6/26/61

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS	1	$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			1 Total	$ 2.00

3

SM 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

☐ REMODELING

			6 Total	$11.60

SM 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

84 | K | 8

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1934

Date 6-29-61

By PLUMBING INSPECTOR

P. Welch

APPROVED FIRST INSPECTION

Date 6-29-61

APPROVED FINAL INSPECTION

Date 6-29-61

JOSEPH P. WELCH

Address Island Avenue, Peaks Island

Installation For Roland Hoar

Owner of Bldg. Roland Hoar

Owner's Address Island Avenue, Peaks Island

Date 6/3/61

Plumber: Harold F. Dent

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
1		SINKS	1	$2.00
2		LAVATORIES	2	4.00
2		TOILETS	2	4.00
2		BATH TUBS	1	2.00
1		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			6 Total	$12.00

3

TYPE OF BUILDING

☐ COMMERCIAL

☐ RESIDENTIAL

☐ SINGLE

☐ MULTI FAMILY

☐ NEW CONSTRUCTION

☐ REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

SW 12 59 ☐

B.P.- Island Ave. & Welch Street

July 7, 1965

Mr. Roland Hoar
Island Ave
Peaks Island, Maine

Dear Mr. Hoar:

Belated permit for installation of oil-burning hot water heater in addition on rear of your dwelling at the above named location is issued herewith subject to the condition that motor vehicles are not to be driven into or stored in the addition and that equipment using flammable liquids is not to be operated therein.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

FILL IN AND SIGN WITH INK

PERMIT ISSUED
JUL 29 1965
CITY of PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 29 1965

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:

84-K-8

Location Island Ave. & Welch St. Peaks Island Use of Building Dwelling No Stories 1½ ~~New~~ Building Existing "

Name and address of owner of appliance Roland Hoar, Island Ave. Peaks Island Me.

Installer's name and address owner Telephone 766-2864

General Description of Work

To install Oil-fired forced hot water heating system in place of oil-fired hot air heat.

Permit Issued with Letter

IF HEATER, OR POWER BOILER

Location of appliance first floor Any burnable material in floor surface or beneath? none

If so, how protected? in rear shop. Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 6'

From top of smoke pipe 5' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue none

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

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Continental-guntype Labelled by underwriters' laboratories? yes

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

Type of floor beneath burner concrete Size of vent pipe 1¼"

Location of oil storage first floor existing Number and capacity of tanks 275 existing

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., $1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: O.K. E.S.S. 6/29/65

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

Roland Hoar

Signature of Installer by Roland L. Hoar

CS 300

INSPECTION COPY

Permit No. 65/695

Location Island Ave & Hotel St Pa. Sol.

Owner Roland Haas

Date of permit 7/7/65

Approved

1 Fill Pipe

2 Vent Pipe

3 Kind of Heat

4 Burner Rigidity & Supports

5 Name & Label

6 Stack Control

7 High Limit Control

8 Remote Control

9 Piping Support & Protection

10 Valves In Supply Line

11 Capacity of Tanks

12 Tank Rigidity & Supports

13 Tank Distance

14 Oil Gauge

15 Instruction Card

16 Low Water Shut-off

NOTES

10/18/65 - window. SJ

C.S.S.

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

ALBERT J. SEARS
DIRECTOR
GERALD E. MAYBERRY
DEPUTY DIRECTOR

BP - Island Ave., Peaks Island

June 29, 1965

Mr. Roland Hoar,
Peaks Island, Maine

Dear Mr. Hoar:

Over a year ago you were issued a building permit to construct a garage 15 feet by 24 feet on the rear of your dwelling at the above named location. An inspector from this department reports that, while the addition has been built, an oil-fired hot water heater and oil storage tank have been installed in it.

The use of this addition for storage of a motor vehicle under these circumstances is not allowable and, if it is not to be so used, information should be furnished that this is to be the case and for what purpose it is to be used.

Very truly yours,

Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

The addition will be used for storage of building materials, ladder, staging and equipment that I use in my business.

B-2 Zone Use O.K.

Sincerely
Roland Hoar

RECEIVED
JUL 1 1965
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

BP - Island Ave., Peaks Island

June 29, 1965

Mr. Roland Hoar,
Peaks Island, Maine

Dear Mr. Hoar:

Over a year ago you were issued a building permit to construct a garage 15 feet by 24 feet on the rear of your dwelling at the above named location. An inspector from this department reports that, while the addition has been built, an oil-fired hot water heater and oil storage tank have been installed in it.

The use of this addition for storage of a motor vehicle under these circumstances is not allowable and, if it is not to be so used, information should be furnished that this is to be the case and for what purpose it is to be used.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

April 22, 1964

Mr. Roland Hoar
Island Avenue, corner Welch Street
Peaks Island

Dear Mr. Hoar:

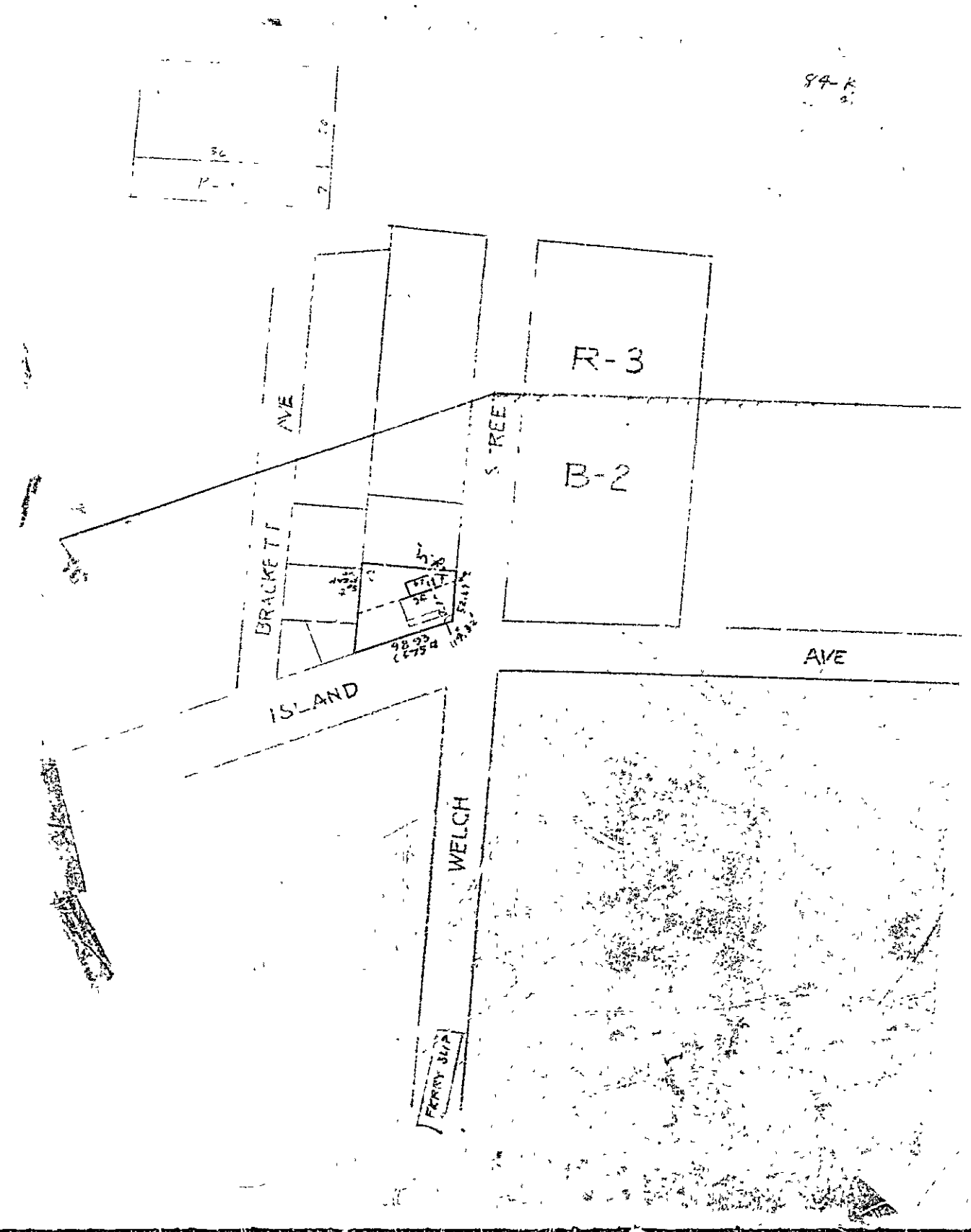
We are unable to issue a permit to construct an attached garage 16'x24' at the rear of your dwelling as per plans submitted with the application as this garage which encroaches on the required rear yard is only 4 feet from the rear lot line in violation of section 19-K-1-2 of the Zoning Ordinance which requires that an accessory garage attached to a dwelling be no closer than 5 feet to a lot line.

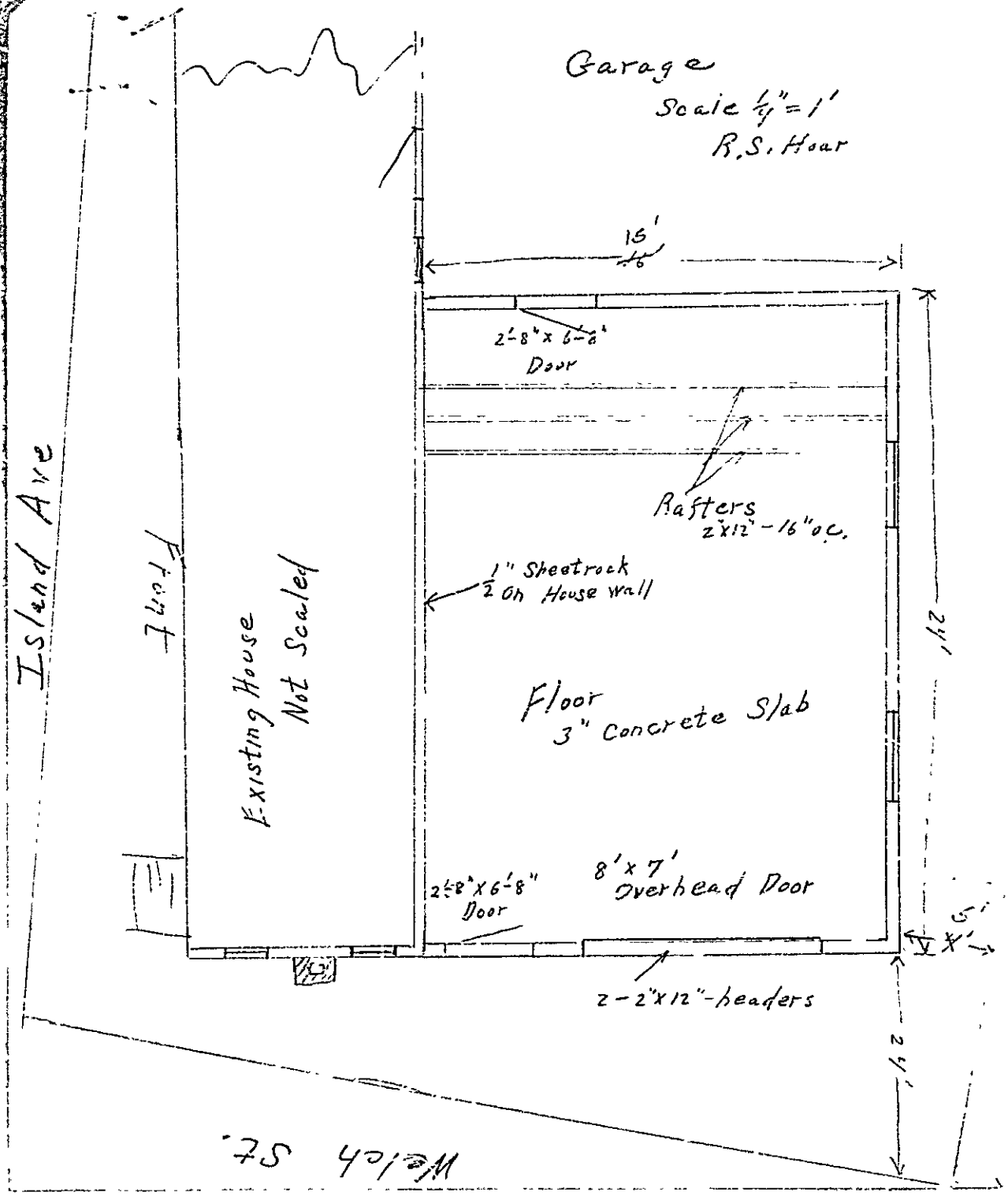
Should you desire to exercise your appeal rights in this matter then this office should be contacted so that the appeal procedure may be commenced.

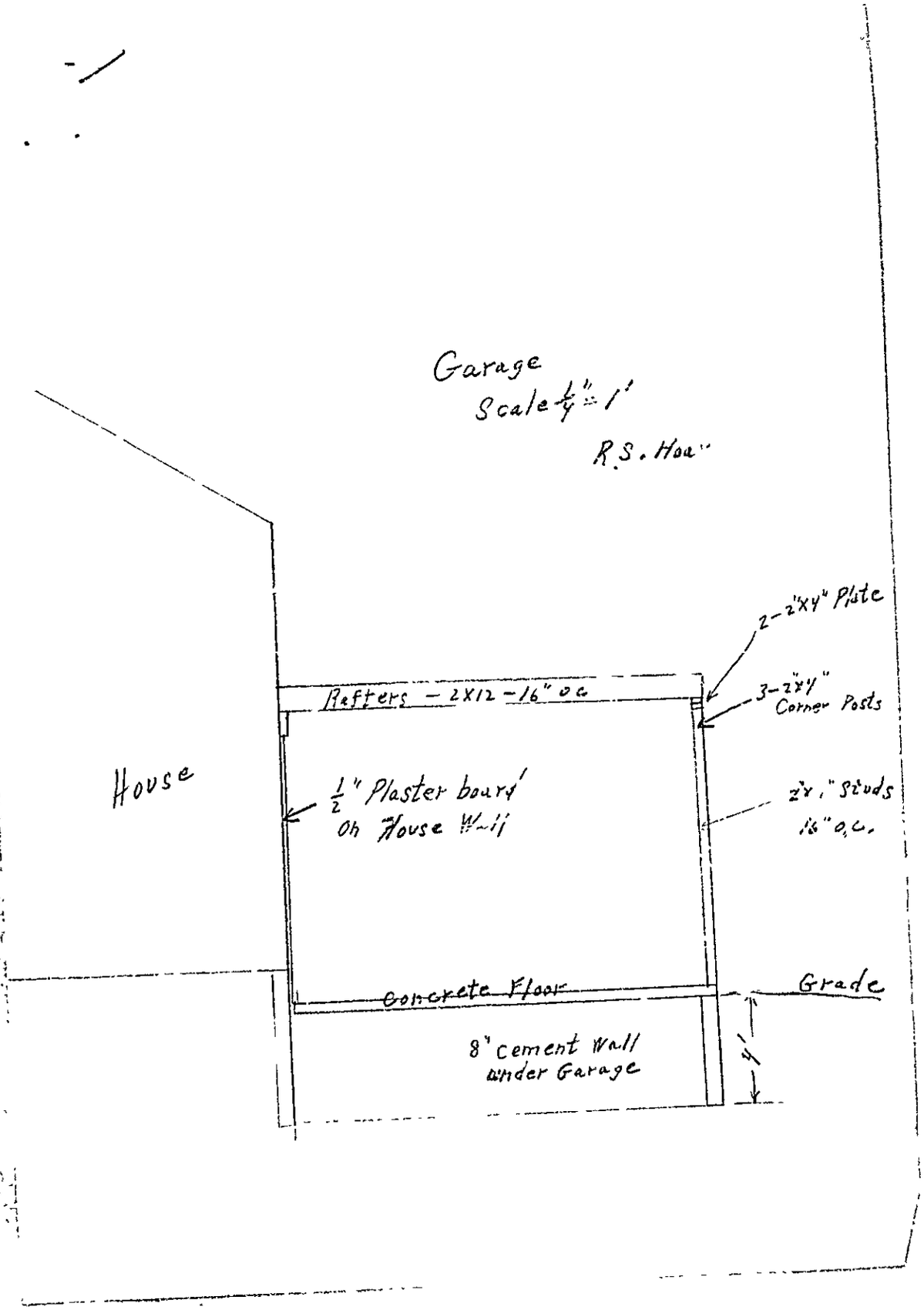
Very truly yours,

Gerald F. Mayberry
Deputy Building Inspection Director

GFMrm


R-3
B-2
AVE
STREET
BRACKETT
ISLAND
AVE
WELCH


Garage
Scale 1/4" = 1'
R.S. Hoar
15'
2'-8" x 6'-8"
Door
Rafters
2"x12" - 16" o.c.
1" Sheetrock
on House wall
Floor
3" Concrete Slab
8' x 7'
Overhead Door
2'-8" x 6'-8"
Door
2 - 2"x12" - headers
24'
5'
Island Ave
Point
Existing House
Not Scaled
Welch St.


Garage
Scale 1/4" = 1'
R.S. Hoa
2-2"X4" Plate
3-2"X4" Corner Posts
Rafters - 2X12 - 16" o.c.
House
1/2" Plaster board on House Wall
2"X4" Studs 16" o.c.
Concrete Floor
Grade
8" cement wall under Garage
4'

84 K 8

B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
APR 27 1964
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, April 6, 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 Island Ave., Peaks Island Which 84-K-8 Within Fire Limits? _____ Dist. No. _____

Owner's name and address Roland Hoar, Peaks Island Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 2

Proposed use of building Dwelling and garage No. families _____

Last use Dwelling No. families _____

Material frame No. stories 1½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee $ 5.00

Estimated cost $ 800.

General Description of New Work

To construct 1-car frame garage 16'x24' attached to back of dwelling house.

The inside of the garage will be covered where required by law with ½ thickness sheetrock

This addition to be used for storage and not for garage. See letter. - AJ

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 9' Height average grade to highest point of roof 9'

Size, front 16' depth 24' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete Thickness, top 8" bottom 8" cellar no at least 4' below grade

Kind of roof flat Rise per foot _____ Roof covering asphalt roofing Class C Udn. Lab.

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

Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 3-2x4 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 concrete, 2nd _____, 3rd _____, roof 2x12

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

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 16'

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

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 1 number commercial cars to be accommodated 0

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

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

APPROVED: G. E. M.

CS 301

INSPECTION COPY

Signature of owner Roland L. Hoar

Permit No. 641 419

Location [illegible]

Owner. [illegible]

Date of permit 4/27/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

5/13/64 – Gave [illegible] H.oar permission to pour. SH

6/19/64 – Slab poured. E.S.S.

9/29/64 – Same – no further work done. E.S.S.

5/18/65 – Framed O.K. Fire protection on wall between house & garage not all done – Oil tank and oil burner have been installed in garage. Told Mr. [illegible] to get permit for heat. Told him as long as oil burner is here he could not put a car in the garage. He says he has not & does not plan to put a car in the garage. If so, use of garage should be stopped – [illegible]

10/29/65 – Letter to owner [illegible]

10/18/65 – Work done [illegible]

Memorandum from Department of Building Inspection, Portland, Maine

A.P. Island Avenue
Assrs.84-K8 &K9 -

Sept. 30, 1964

Mr. Roland Hoar
Island Avenue
Peaks Island

Dear Mr. Hoar:

Permit to close-in existing front porch at the above location is being issued provided that half the wall area is of glass.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

CS-27

R3 RESIDENCE ZONE

PERMIT ISSUED
01250
SEP 30 1964
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 23, 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 Island Ave., Peaks Island (84-K-8) Within Fire Limits? _____ Dist. No. _____

Owner's name and address Roland Hoar, Island Ave. Peaks Island Telephone 766-2804

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building 1-fam. dwelling No. families 1

Last use " No. families _____

Material frame No. stories 1½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 400. Fee $ 3.00

General Description of New Work

To glass-in existing front porch on 1-fam. frame dwelling

approx. 10' to street line

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~~ 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 _____

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:

M. E. Hartnett / owner

Miscellaneous

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

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

Roland Hoar

CS 201

INSPECTION COPY

Signature of owner By: Roland L. Hoar

2 Mar

Permit No. 64-1290

Location [illegible]

Owner [illegible]

Date of permit 9/30/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

10/1/64 - 1110 insp. masonry
2 8b.

APPLICATION FOR PERMIT

PERMIT ISSUED
00886
APR 16 1964
CITY OF PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, April 16, 1964

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Island Ave., Peaks Island cor Brackett Ave

Owner's name and address Roland Hoar, Peaks Island Telephone

Contractor's name and address owner Telephone

Use of building—Present Dwelling Proposed Dwelling

No. of Stories 1 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Class C Und. Lab. asphalt No. plies

GENERAL DESCRIPTION OF NEW WORK

To cover one-half of main roof and one-half of garage roof

Fee $ .50

Signature of Owner Roland L. Hoar.

INSPECTION COPY

Henry S. Brackett Ave. P.S. - 84-K-10

Roland S. Hoar

Roland Ave & Welch St. P.O. - 84-K-8

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00181
MAR 3 1961
CITY of PORTLAND

Portland, Maine, March 2, 1961

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:

84-K-8

Location Cor. Island Ave. & Welch St. Peaks Island Use of Building Dwelling No. Stories 1½ New Building Existing "

Name and address of owner of appliance Henry S Hoar, Island Ave. Peaks Island.

Installer's name and address Roland Hoar, Island Ave. Peaks Island Telephone PO-6-2864

General Description of Work

To install Oil-fired hot air furnace and oil burning equipment in place of stove heat.
Homeart Model 600.867-2684

IF HEATER, OR POWER BOILER

Location of appliance Homeart-guntype in basement utility room-first floor Any burnable material in floor surface or beneath? yes -wood

If so, how protected? unit sets on wood floor. Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace 6"

From top of smoke pipe 4' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x8 Other connections to same flue none

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

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Homeart-guntype Labelled by underwriters' laboratories? yes

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

Type of floor beneath burner concrete Size of vent pipe 1¼"

Location of oil storage outside above ground sets on cement piers. Number and capacity of tanks 275 gal.

Low water shut off Make No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners

Sent to Fire Dept. 3-2-61
Rec'd from Fire Dept. 3-3-61

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

This appliance bears Lend Label and is approved for installation on combustible floors. - AJ

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:
Carl E. Johnson
O.K. - 3/3/61 - AJ

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
Roland Hoar

Signature of Installer by: Roland S. Hoar

CS 300

INSPECTION COPY

F.M.

Permit No. 61/181

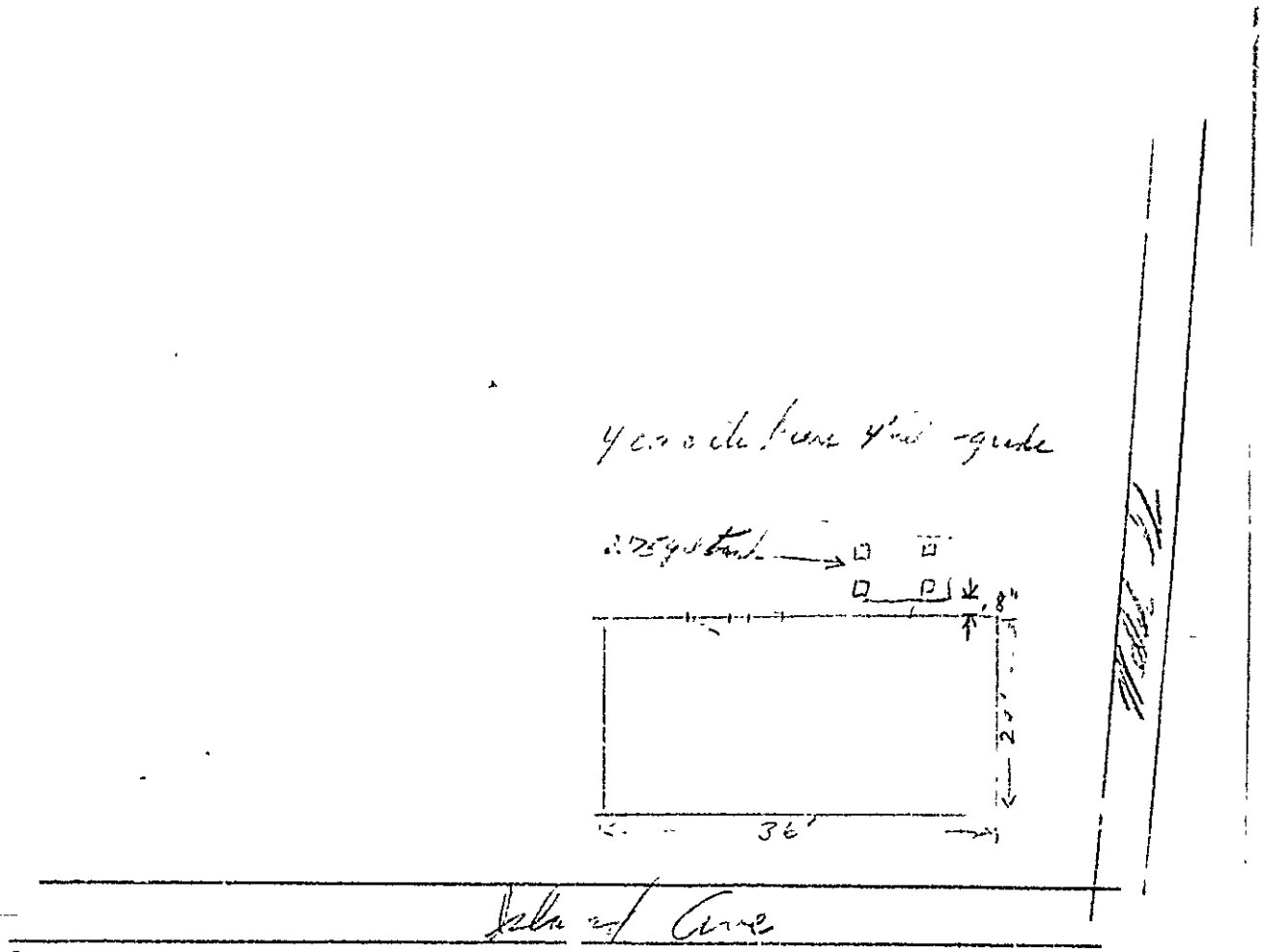
Location Cr. Island Auto Wolf

Owner Harry R. Barr Park Island

Date of permit 3/3/61

Approved

NOTES



R3 RESIDENCE ZONE

PERMIT ISSUED 01710
NOV 8 1960
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 7, 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: 84-K-8

Location Cor. Island Ave. & Welch St. Peaks Island Within Fire Limits? _____ Dist. No. _____

Owner's name and address Henry S Hoar, Island Ave. Peaks Island Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Roland Hoar, Island Ave. Peaks Island Telephone PO-6-2864

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building ~~Dwelling~~ Dwelling No. families 1

Last use Lodging House No. families _____

Material frame No. stories 1½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 100.00 Fee $ .50

General Description of New Work

To demolish 2½-story frame "ell" on left hand side of building.
To close up door on first floor.
To clapboard up where portion of building was removed.

Separate permit to be applied for change of use with alterations.

Erradication letter sent 11-7-60

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*** 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 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 _____, 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.-11/8/60-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 observed? yes

Henry S Hoar
Roland Hoar

Signature of owner by: Roland S. Hoar

INSPECTION BY

E M

Permit No. 69/1170

Location [illegible]

Owner [illegible]

Date of permit 11/18/69

Notif. closing-in

Insp. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

November 7, 1960.

Henry S Hoar
Peaks Island
Maine

Dear Sir:

With relation to permit applied for to demolish a ~~building~~ or portion of building at cor. Island Ave. & Welch St. Peaks 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/jg

Eradication of portion of this building has been completed.

Ok
Norman McLeod
8 Nov 1960

R3 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT IS[illegible]
013
DEC 19 19[illegible]
CITY of PORTLA[illegible]

Class of Building or Type of Structure Third Class

Portland, Maine, December 15, 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: -84-K-8-

Location Cor. Island Ave. & Welch St. Peaks Island Within Fire Limits? _____ Dist. No. _____

Owner's name and address Henry S Hoar, Island Ave. Peaks Island (Avenue House) Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Roland Hoar, Island Ave. Peaks Island Me. Telephone PO-6-2864

Architect _____ Specifications _____ Plans yes No. of sheets 4

Proposed use of building Dwelling No. families 1

Last use Lodging House No. families _____

Material frame No. stories 1½ Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ 1000.00 Fee $ 4.00

General Description of New Work

To change use of building from lodging house to one family dwelling house with alterations.

To remove existing non-bearing partitions -first floor and provide (1) non-bearing and (2) bearing partitions to provide toilet room and utility room.
-2x4- studs-16" o.c. and covered with-sheetrock.-
To remove (2) existing windows and provide one regular size window-same location-1st floor. 2-2x4 headers.
To provide (1) large picture window on first floor. 72" wide x 54" high-2-2x10 headers.
To remove all existing partitions -2nd floor and provide new partitions(non-bearing) for bedroom and bathroom-2x3 studs 16" o.c. covered with sheetrock.
To change out existing cedar post foundation and provide 9" sonotub foundation at least 4' below grade. (see plan)

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:

H. E. M. 12/19/60

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

Henry S Hoar
Roland Hoar

INSPECTION COPY

Signature of owner By: Roland Hoar

F. M.

Permit No. 60/1888

Location [illegible]

Owner [illegible]

Date of permit 12/19/60

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

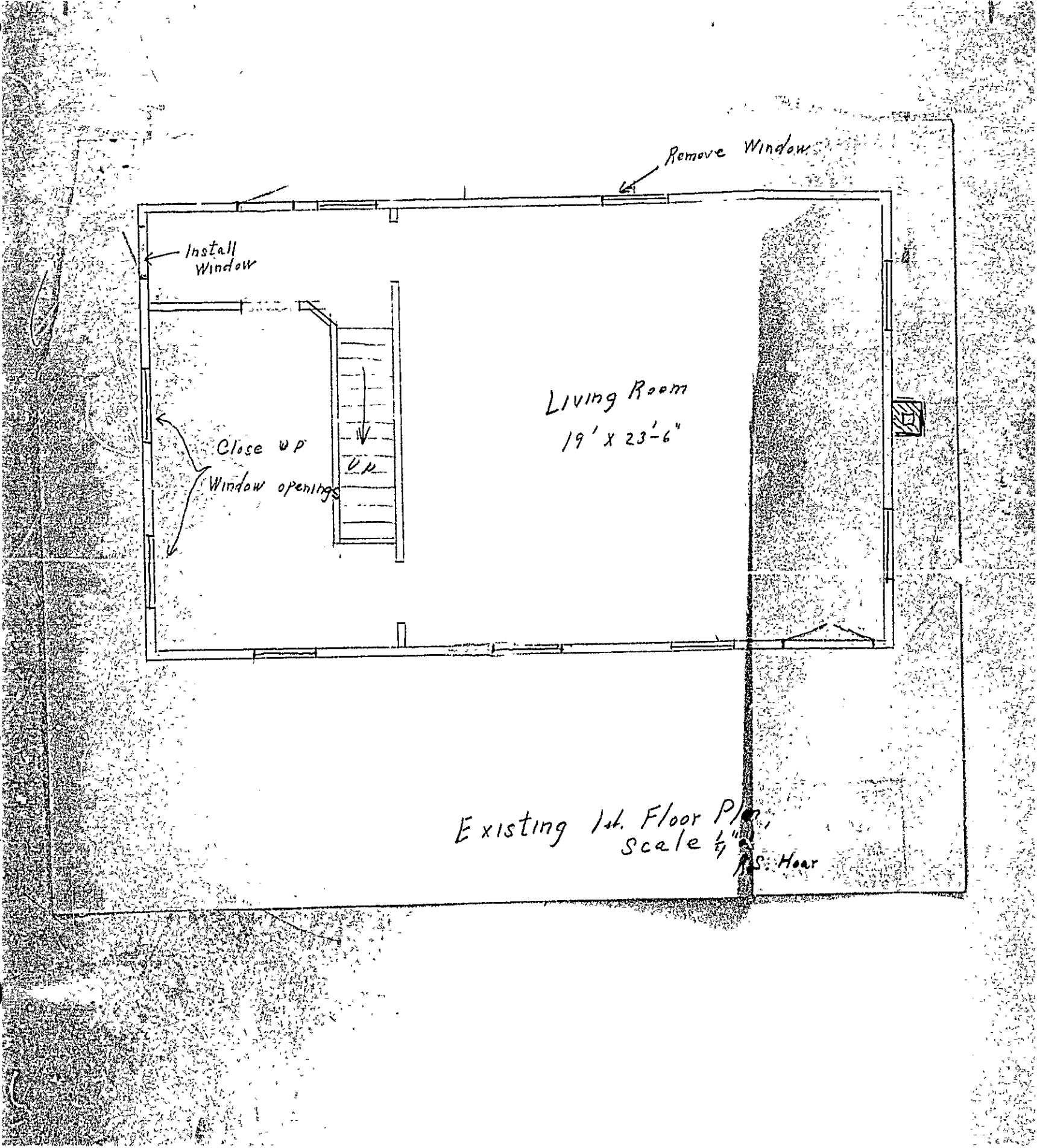
Cert. of Occupancy issued

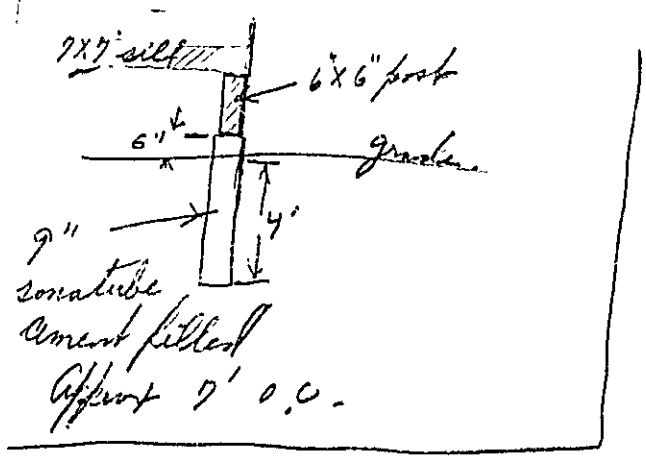
Staking Out Notice

Form Check Notice

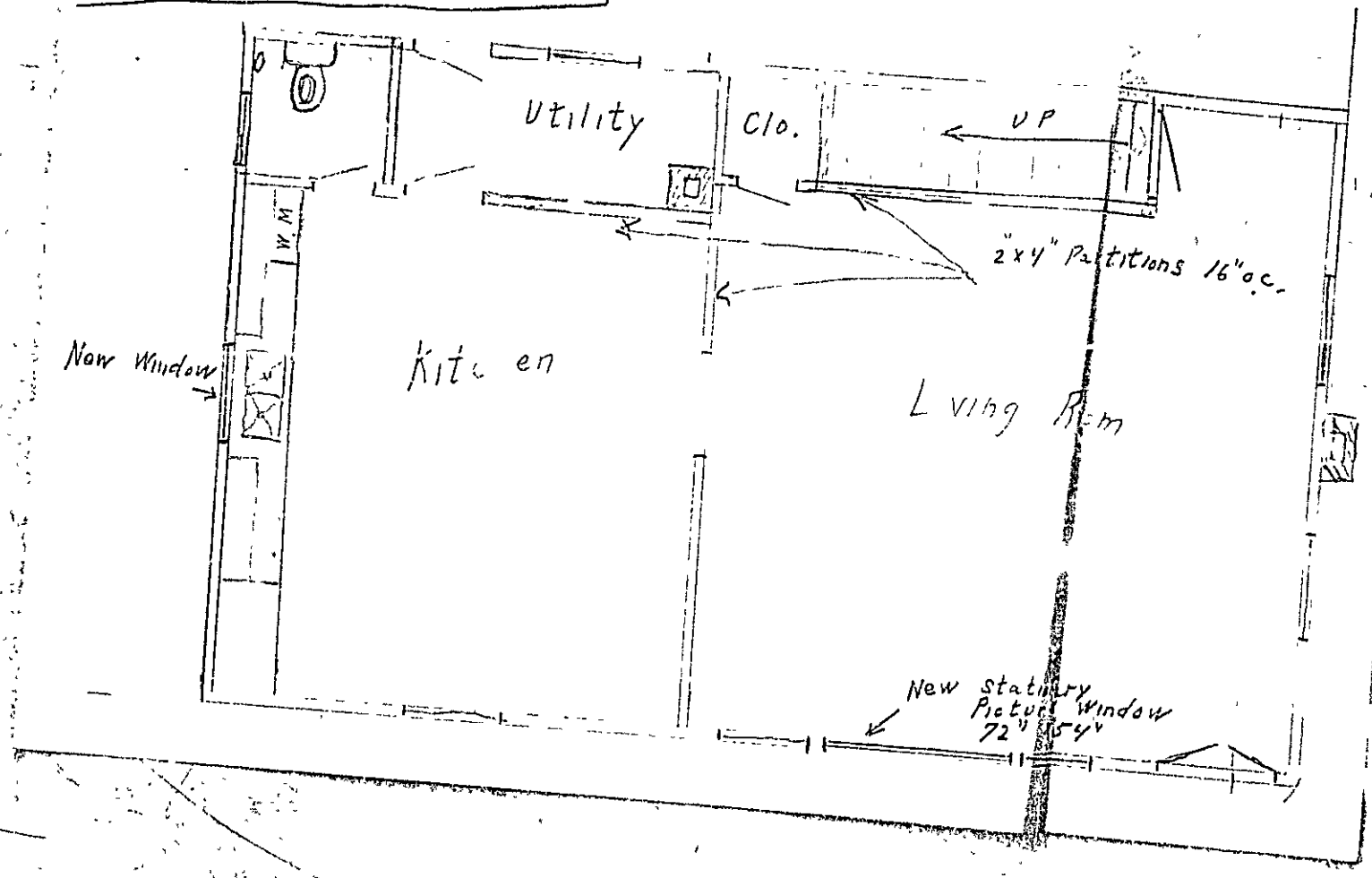
NOTES

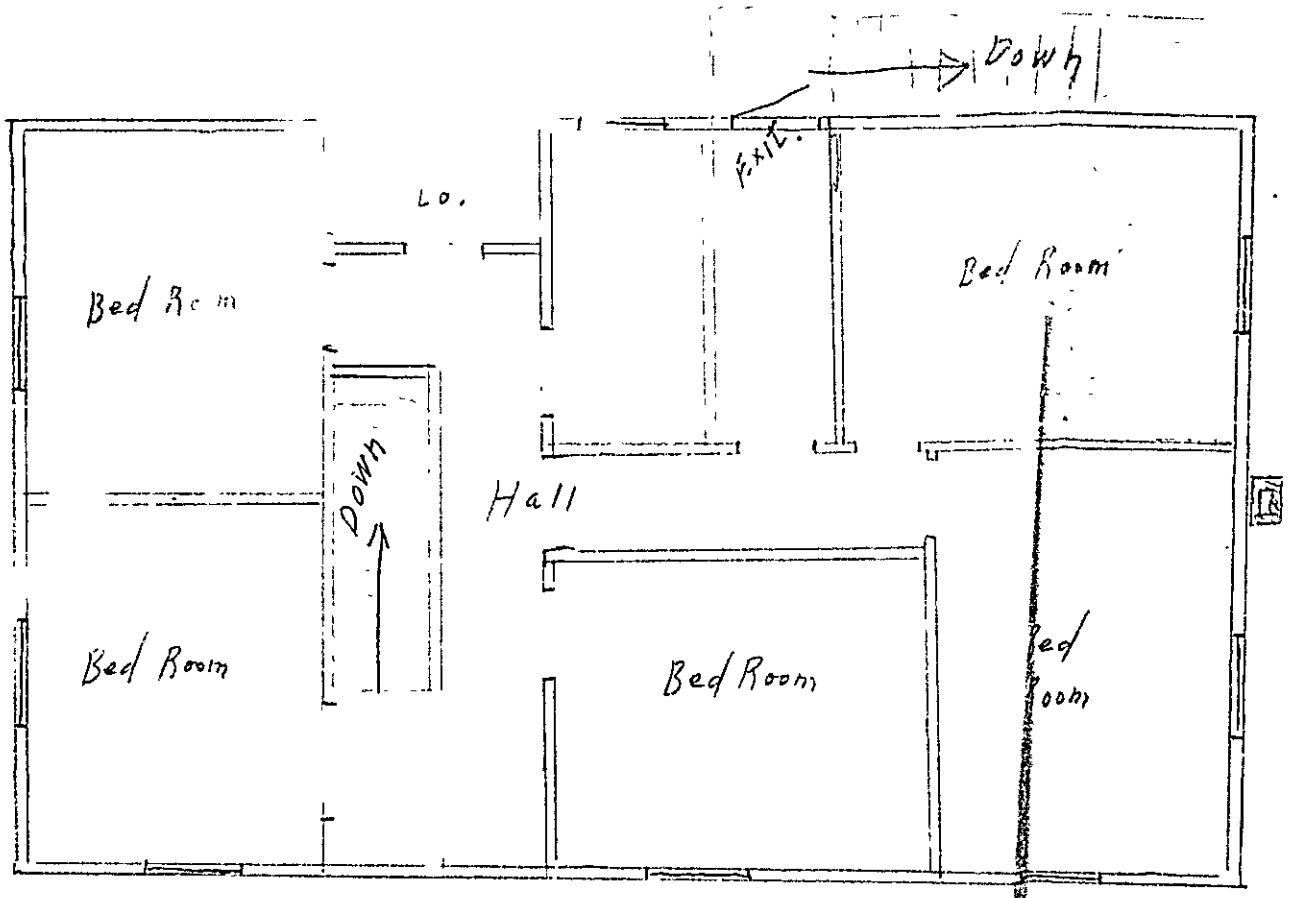
DUE


Remove Window
Install Window
Living Room
19' x 23'-6"
Close up Window openings
Up
Existing 1st. Floor Plan
Scale 1/4"
S. Hoar



Proposed 1st. Floor Plan
Scale 1/4" = 1'
R.S. Hoar





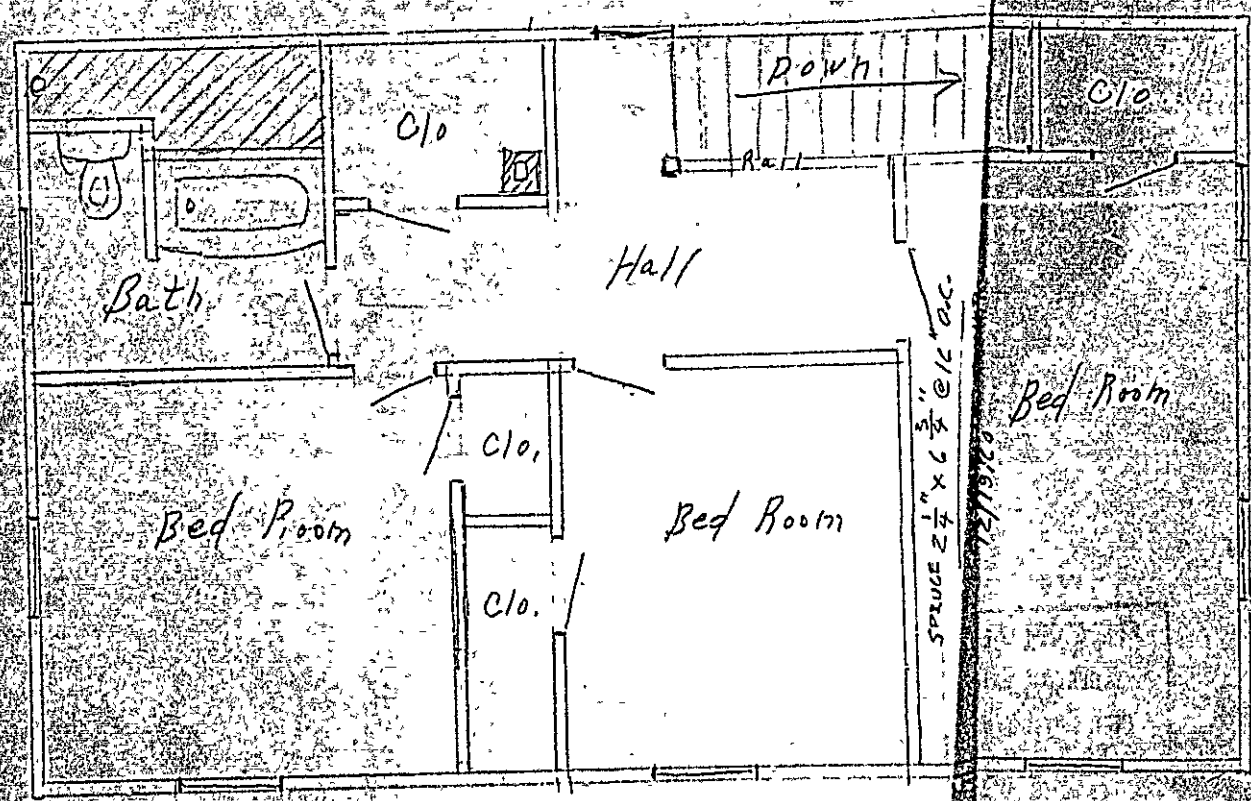
Existing 2nd. Floor Plan
Scale 1/4" = 1'
R.S. Hoar

Proposed 2nd Floor Plan

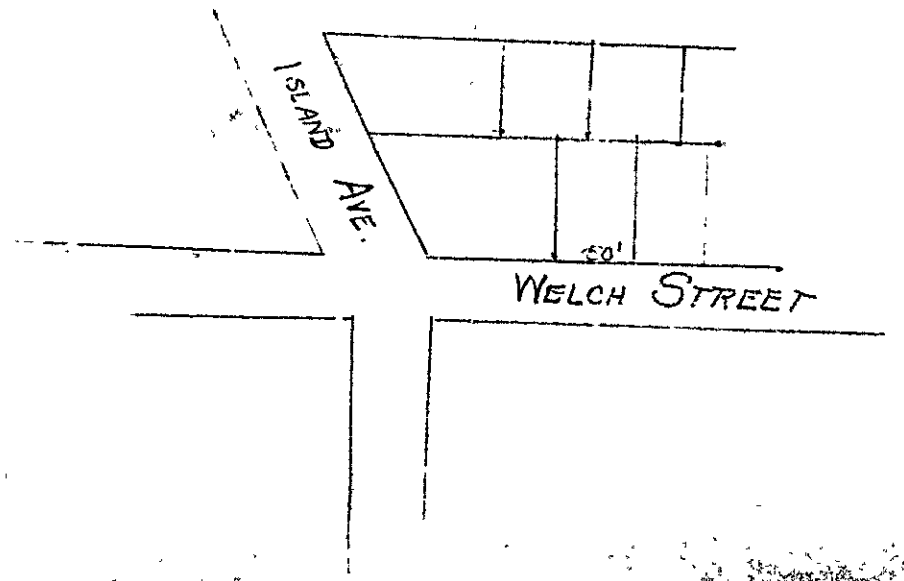
Scale $\frac{1}{4}$" = 1'

R. S. Hoar

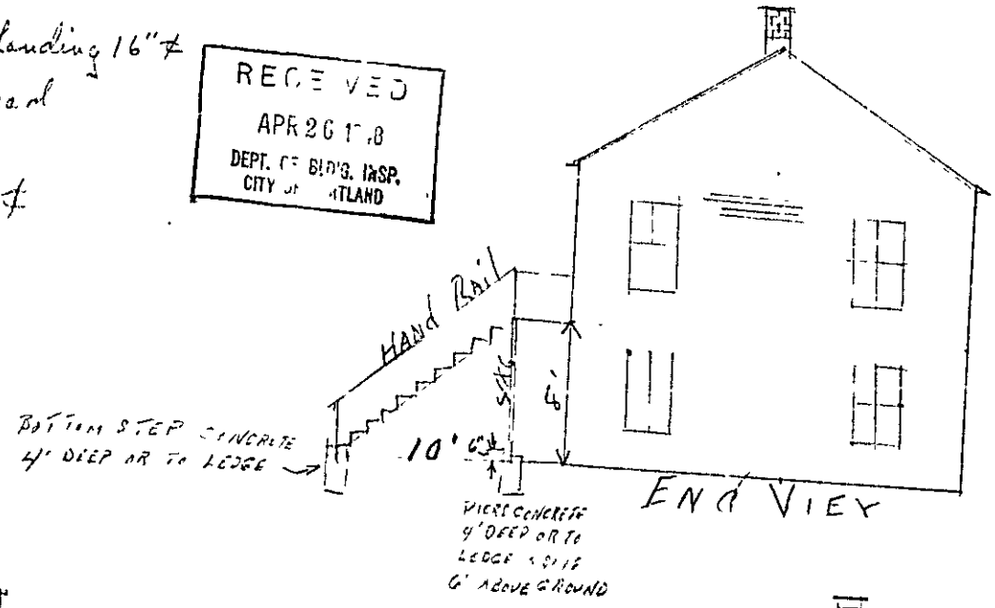
All Partitions 2"x3" – 16" o.c.



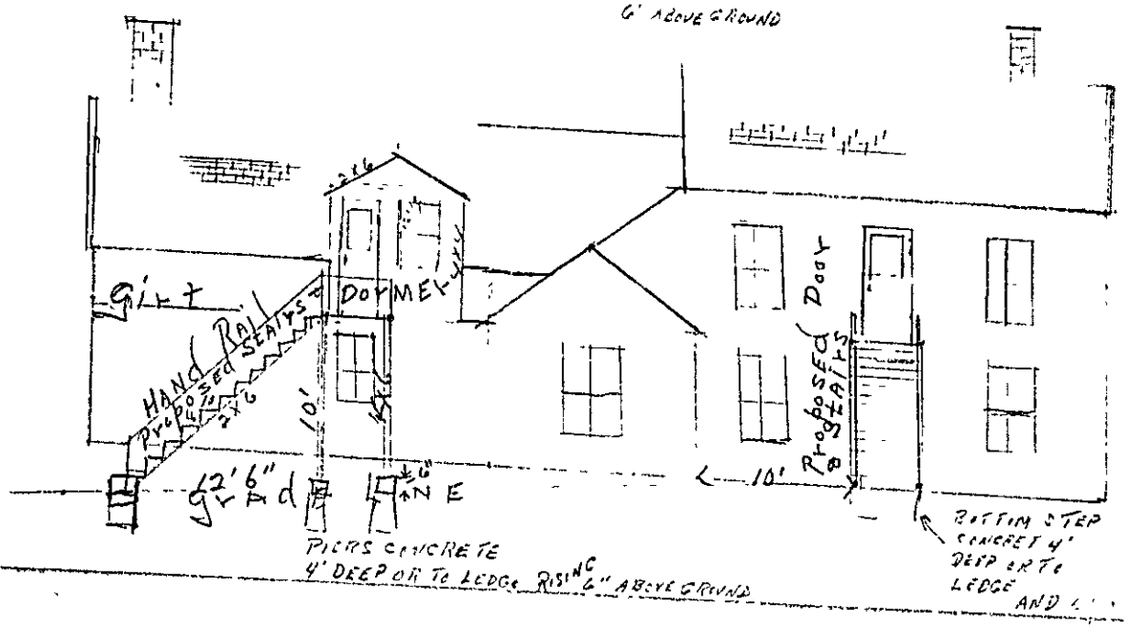
DINING ROOM
19'
29'
33'
55
98.93'
ND AVENUE
52.52'
WEECH STREET
20'


ISLAND AVE.
50'
WELCH STREET

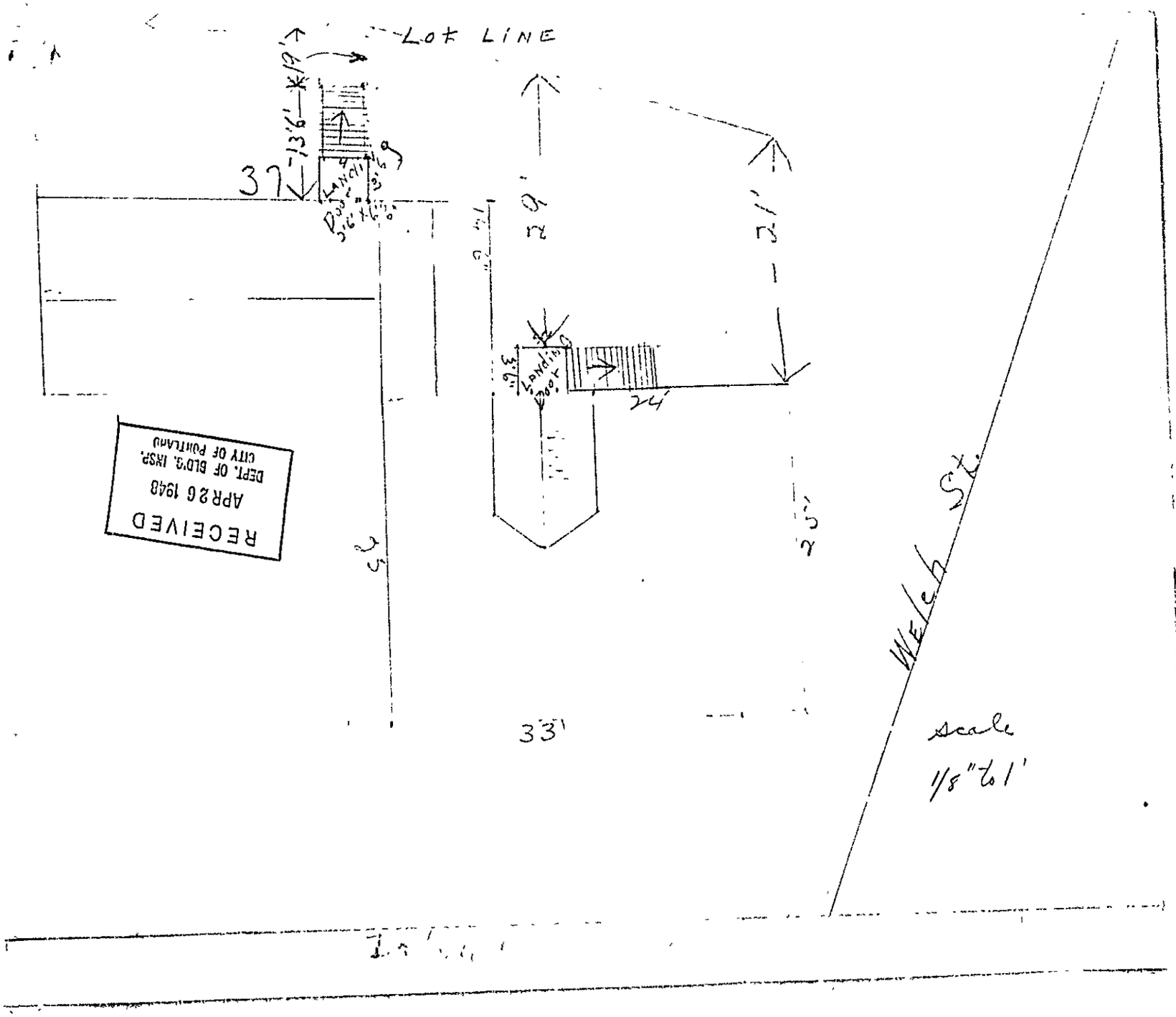
4X6 Uprights
4X6 Sills
4X4 Corner posts (Dormer)
2X6 Rafters 16" ∡ "
2X6 Floor Timbers for Landing 16" ∡
STAIRS 8" rise 10" tread
Doors 2'6" X 6'6"
2X4 Studs 16" ∡

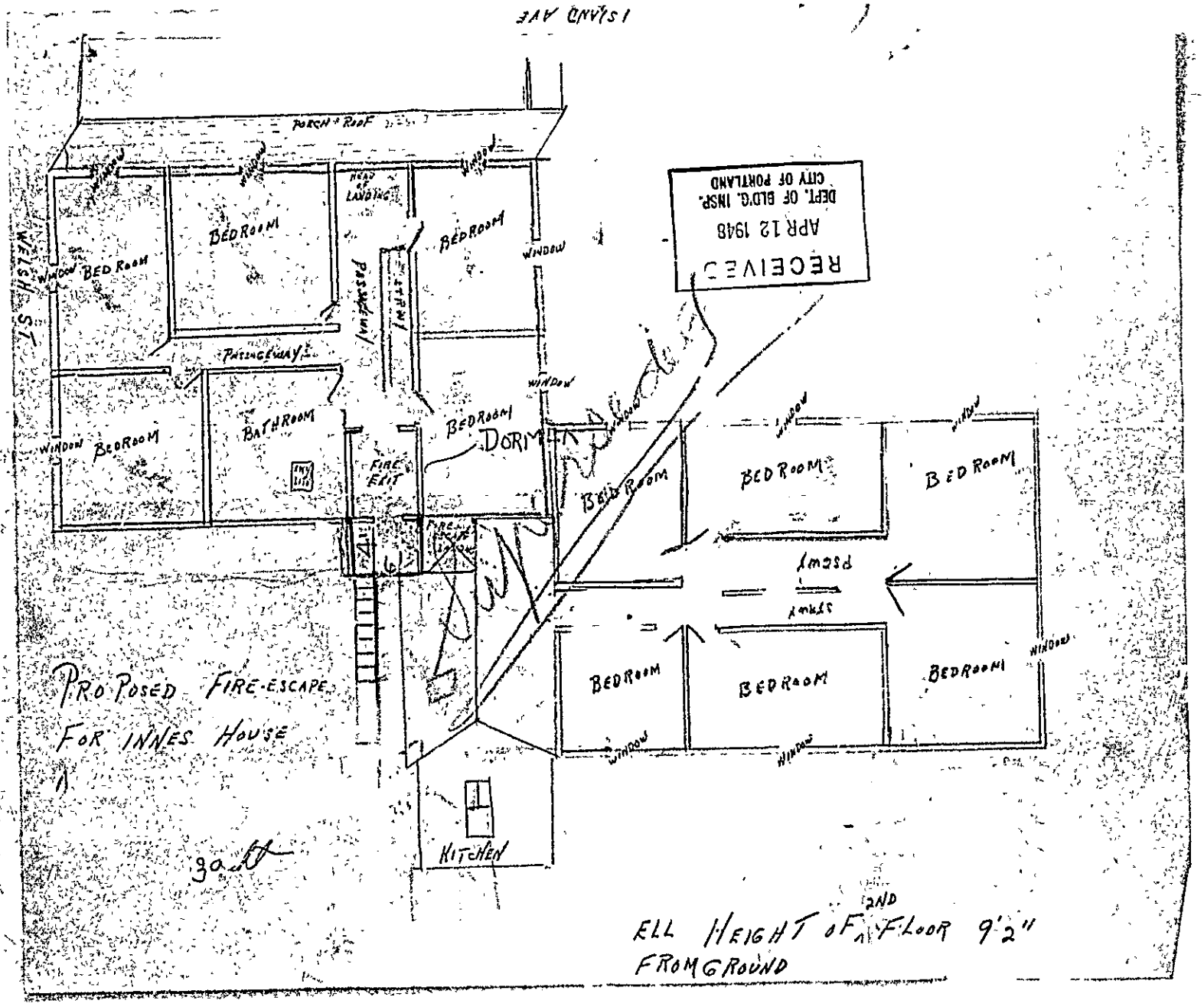


END VIEW



REAR VIEW
Scale 1/8" to 1'


Lot LINE
Welch St.
scale
1/8" to 1'
33'
24'
37'
13'6"
19'
LANDING
3'6"
RECEIVED
APR 26 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND


ISLAND AVE
PORCH ROOF
WINDOW
HEAD OF LANDING
BEDROOM
BEDROOM
WINDOW
BED ROOM
WEISH ST
PASSAGEWAY
STAIRS
PASSAGEWAY
WINDOW
BEDROOM
BATHROOM
BEDROOM
DORMER
FIRE ESCAPE
BEDROOM
BEDROOM
BEDROOM
PASSAGEWAY
STAIRS
BEDROOM
BEDROOM
BEDROOM
WINDOW
KITCHEN
PROPOSED FIRE-ESCAPE
FOR INNES HOUSE
ELL HEIGHT OF 2ND FLOOR 9'2"
FROM GROUND
RECEIVED
APR 12 1948
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

BP 48/500-Amdt. #1-I

May 12, 1948

Mr. Fred C. Stephenson
Peaks Island, Maine
Mr. Russell C. Preston
Peaks Island, Maine

Subject: Amendment to permit 48/500 covering changes in fire escapes from second story to ground

Gentlemen:

The amendment covering the above work is issued herewith to Mr. Stephenson based on the plans filed with the application, but excluding the concrete floor surfacing of the kitchen.

The framing of this floor as shown on plan, even with the reinforcement provided, does not figure out to give the required live load capacity of 75 pounds per square foot plus the weight of the new concrete surfacing which will weight from 20 to 25 pounds more per square foot. Nothing is shown as to the spacing of the posts beneath the sills and girder, so that the carrying capacity of these timbers can not be determined. The spacing of the 4x4 timbers places the boarding on a rather long span for supporting the concrete and since reinforcement of the joists is necessary anyway, it would seem wise to locate the reinforcing timbers halfway between each set of existing timbers.

We are issuing this amendment excluding the concrete surfacing of kitchen because we realize you are anxious to get started on the fire escapes. Another amendment should be filed as soon as possible together with a revised plan indicating that the first floor framing will be brought up to required strength.

Very truly yours,

Inspector of Buildings

AJS/S

Memorandum from Department of Building Inspection, Portland, Maine

Island Avenue & Welch Street, Peaks Island—Permit for construction of fire escape on rear of building for Russell C. Preston (Innes House) by George Jordan—4/15/48

Issuance of this permit is to be taken in no way as approval of the fire escape as to location and arrangement to provide a second means of egress from the second story in compliance with law. This matter is under the control of the Chief of the Fire Department who should be consulted if that has not already been done.

AJS/S

CC: Innes House
Attn: Mr. Russell C. Preston
Peaks Island, Maine

(Signed) Warren McDonald
Inspector of Buildings

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED
MAY 12 1948
CITY of PORTLAND

Amendment No. 1

Portland, Maine, April 23, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 48/500 *pertaining to the building or structure comprised in the original application 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 Island Ave., Peaks Island Within Fire Limits? yes Dist. No.
Owner's name and address Innes House, Russell C. Preston, Peaks Island Telephone
Lessee's name and address Telephone
Contractor's name and address Fred Stephenson, Peaks Island Telephone
Architect Plans filed yes No. of sheets 1
Proposed use of building Hotel No. families
Increased cost of work ~~230.~~ 300. Additional fee .25

Description of Proposed Work

To construct 8' dormer window rear of building.
To construct 3'6"x4' platform at second floor level with stairway to ground, as per plan.
Where plate at second floor level is cut a 4x4 will be used between plate and girt, as per plan
To construct 3'6" x 4' platform and construct stairway to ground rear of building (ell) as per plan.
To cut in new door 2'6" x 6'6" to lead to new stairway and platform.
4/26/48 To provide concrete surfacing on kitchen floor,

Details of New Work

Permit Issued with Letter

Is any plumbing work 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 concrete at least 4' below grade Thickness, top 10" bottom 12" cellar
Material of underpinning Height Thickness
Kind of roof pitch-gable Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab. of lining
No. of chimneys Material of chimneys
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 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. dormer
Joists and rafters: 1st floor 2x6 2nd 3rd roof rafts 2x6
On centers: 1st floor 16" 2nd 3rd roof 16"
Maximum span: 1st floor 4' 2nd 3rd roof 4'

Approved:
Russell Preston
Signature of Owner By: H. W. Stephenson

Permit Issued with Letter
Approved: 5/14/48
Inspector of Buildings.

INSPECTION COPY

(B) LIMITED BUSINESS ZONE ~~(A) APARTMENT HOUSE ZONE~~

PERMIT ISSUED
00500
APR 15 1948
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 12, 1948

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 Island Avenue, Peaks Island Within Fire Limits? no Dist. No.

Owner's name and address Innes House, Russell C. Preston, Telephone

Lessee's name and address PeaksIsland Telephone

Contractor's name and address George Jorden, PeaksIsland Telephone

Architect Specifications Plans yes No of sheets 1

Proposed use of building Hotel No. families

Last use " No. families

Material frame No. stories 1½ Heat Style of roof pitch Roofing

Other buildings on same lot

Estimated cost $ 200. Fee $ 1.00

General Description of New Work

Memo Sent to Fire Chief

To erect wooden fire escape on rear of building from second floor to ground. attached

To construct 6' dormer rear of roof to provide access to new fire escape, also give headroom.

To construct 4'x6' platform - 2x6 floor joists, 16" O.C., 4' span railing.

Stairway to be 3' wide - 7" riser with 9" tread, handrail.

Concrete pier foundation at least 4' below grade or to ledge. - 4X6 POSTS

Superintendent to approve amendment

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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. George Jordan

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 CONCRETE PIERS Thickness, top 8" bottom 10" cellar

Material of underpinning Height Thickness

Kind of roof ~~pitch~~ SHED Rise per foot 3" 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 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 2x6

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

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

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

Innes House

Signature of owner By: G. E. Jordan

INSPECTION COPY

Permit No. 48/500

Location Island Ave. Peaks Isl.

Owner Inner House

Date of permit 4/15/48

Ntif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 7/8/48 - CO.

Cert. of Occupancy issued Yes

Firescape (side) 48/864

NOTES

4/22/48 Owner in today and they are to have plans ready for alterations for approval in a month because time that will not affect first floor work.

5/07/48 Firescape not started. CO

6/22/48 Work done except handrails, etc.

7/8/48 Permit work completed. Will provide a more exits

signs & such new fire escape. Sustaining of sitting floor not to be done, but food & lee [illegible]

File

INQUIRY BLANK

ZONE B

FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 3/30/31

~~Verbal~~
By Telephone James House, corner of Welch Street 84 K 8 + pickup 1/2

LOCATION Island Ave. Peaks OWNER

MADE BY Edward Gignoux TEL. 2-0121

ADDRESS 57 Exchange Street

PRESENT USE OF BUILDING Hotel

CLASS OF CONSTRUCTION Third NO. OF STORIES

REMARKS:

INQUIRY: 1- Would a cocktail lounge be an allowable use in this building?

OK
4/2/31

ANSWER: 1-Building is located in a Limited Business Zone where such a use is permissible under the Zoning Ordinance. Would be some requirements of the Building Code which would apply such as exit door hardware and exit signs or lights to meet requirements for a Minor Assembly Hall. Also some requirements of State Law applying to such a use.

DATE OF REPLY 3/30/31 REPLY BY A. J. Sears

Tried to phone. E.g. Not in. Co. owned. Tried to phone any building permit before issuance, but he did not call back. 4/2/31

✓ATH
✗RMT
✓H
✓WS
✓HL
✓BS

Inquiry Welch St.
Peaks Island
(Loretto property)

July 11, 1945

Mr. Ernest Pettingill
Elizabeth St., Peaks Island
Rev. Harry Whitely
Peaks Island

Subject: Inquiry as to application of Zoning Ordinance and Building Code to the proposition of using the dining room (separate building) of Innes House by Brackett Memorial Church for church suppers, meets and club room for various church organizations.

Gentlemen:

I am sorry that answer to Mr. Pettingill's inquiry has been delayed so long, but the large volume of business coming into this office in connection with issuing building permits. Even now I must qualify my answer so that you may not be led into action and later find that there were more limitations than you thought, due to misunderstanding as to the nature of the project.

Three ordinances which we have to enforce have a bearing on the proposition,— the Zoning Ordinance, Building Code and Public Assemblage Ordinance. Under Zoning Ordinance almost all of the building is in a Limited Business Zone where the present use and the use which you propose is allowable. Apparently one rear corner of the building extends over into an Apartment House Zone, but the allowances of the ordinance in such a case would not interfere with the project.

Under the Building Code which controls safety of persons and property, fire protection and fire prevention, the present use is classified as Minor Assembly Hall, and if you were to use it merely as stated in the inquiry, your use also would be classified as Minor Assembly Hall. Thus, if the church should take over and at times should want to rent the building out to others as a public hall, the use would probably become a Major Assembly Hall probably requiring some improvements as to safety, fire protection etc. As stated in my letter of April 27, we could give you a much more certain answer if you had furnished a plan of the building showing the location on the lot with relation to property lines, arrangement of inside partitions, exit doors, entrance doors, toilet rooms, strength of floor etc. Mr. Foss furnished some information along this line, mainly as regards strength of floor and supports of the building, but the information is not complete enough so that we can give you conclusive answer. I note, however, that the floor joists are 20 inches from center to center and apparently on spans of 18 feet. This represents only about one-half the strength which would ordinarily be required for a floor on which social games or dancing were to take place. His information indicates a 4x8 girder under the center of floor joists on spans of 10 feet. This framing is very much worse than the present floor joists as regards adequate strength, even though the 4x8's are set with the 8-inch dimension upright; and the 4x8 sills would not work out much better, if as well.

However, if the building were still classified as a Minor Assembly Hall and no physical changes were made, the Building Code does not apply retroactively, unless the floor or structure were called especially to my attention as being unsafe. Nevertheless I urge you not to proceed on that basis without strengthening the floor and perhaps the foundations and sills, if your people are to use the place for public assemblage. Likewise, if the classified use is to continue as Minor Assembly Hall, the Building Code does not apply as regards means of egress, exit lights, anti-panic hardware, fire protection and fire prevention, etc., since the established use of the building would not be changed. Of course, if any physical changes were contemplated, building permits would be required in the same manner as any other proposition and then each feature would have to be considered in the light of the Building Code.

For instance, suppose you were to buy or lease the building a[illegible] t[illegible] use it in any way requiring a dance license from the Municipal Offi[illegible] to unable to approve that dance license until the floor had been strengthened to Building Code standards of 100 pounds per square foot liveload, and un[illegible] ne[illegible] egress facilities and fire prevention and protection facilities were brought up to present day standards.

Under Public Assemblage Ordinance which is designed to protect persons in places of public assemblage, if you still maintain the building as a Minor Assembly Hall (this is a Building Code term not a Public Assemblage Ordinance term) and all activities in the building were conducted without intent of personal or corporate gain, the use under the Public Assemblage Ordinance would be classified as Class B public assemblage, and the Public Assemblage Ordinance would apply in an advisory capacity only rather than in a mandatory way. If it were to continue as a Cl[illegible] B place of public assemblage, then along with all other such places of public assemblage, as soon as time affords you would be notified of the standards for safety of the Public Assemblage Ordinance with the recommendation that you place the hall in compliance. If you were to acquire the building and use it in any way classifying it as Class A place of public assemblage, then the standards of the Public Assemblage Ordinance would be applied in a mandatory way and the building would have to conform with those standards. For your information I am enclosing a copy of the Public Assemblage Ordinance.

Probably the building has no satisfactory heating system in it, and no doubt if you were to acquire the property you would want to use it in the wintertime which would require a heating system. When you started to apply for a permit to install the heating system, some questions would undoubtedly arise because the hazards attending a building with a heating system in it used in the wintertime are much greater than those for summertime use only without heat. In all probability in that case the hall would have to be brought up to Building Coderequirements for means of egress, swing of doors, hardware, exit lights and the like. And the installation of a heating system require a cellar, complications would be added.

I regret so many "ifs and ends" in this proposition; but I know of no other way t[illegible] equitably serve you and the church. Before definite action is taken toward acquiring the property I urge that you have complete plans made by a competent architect, that you look ahead and decide all that you would want to do both as to activities, as to heat, additions and everything else which you can foresee, especially whether or not you may want to use or rent the hall in such a way that it would become either a Major Assembly Hall under the Building Code or a Class A place of public assemblage under the Public Assemblage Ordinance. Then furnish all of this information with the plan here for checking, or if physical changes are contemplated, you could hurry an answer by applying directly for a building permit in the name of the present owner. Having then full information, we will try to give you a positive answer. Without such positive information neither you nor we can be sure that the complete answer has been given. No doubt all of these proceedings could be carried out without definitely committing the church to either buying or leasing the property.

Very truly yours,

Inspector of Buildings

WMcD/S

Cement foot 10X10
10 ft. on centers

4X8 sills
4X8 girder through center
2X8 floor timbers 20 inch
on center.
Walls and partitions finished
in Plaster board

Beach Old Methodist
church.

74.0'
70.0'
36.0'
Dining Hall
RECEIVED
MAY 18 1945
DEPT. OF BLDG. INSP.

5/4/45

Conversion of building used as dining room for hotel, to mission assembly hall for church, designed by Mr. Ernest Pettigill, Elizabeth St. Pitt.

Welch St. Realty Co. Inc. (O)
Hamilton Land Co. Inc.
Lessors - 84-7-5
Imp. High Pk. 2-Fy 45
B-Zone O.K.
H.

a - Sect. 206 Capacity of hall Scaled area (from map) 25'x54' (assuming kitchen 6') $\frac{25 \times 54}{6} = 225$ $\frac{25 \times 54}{15} = 90$	Sect. 212	Building one story frame construction Lots on concrete piers (masonry found) Revised Plot - Bk. 2-10 P.
b - O.K. all walls lots more than 5' from property lines (from map)	b - O.K.	2 x 8 - 15' from = 1202 1.6) x 15 x 10 = 2373 4 x 8 - 12' from = 3128 13 x 10 x 110 = 14300
c - O.K.	c - O.K.	
d - O.K.	d - O.K.	
e-7 Pitch O.K. e-8 Only frame hardware. Exit light over emergency exits and white light outside all means of egress, allow one outlet. e-9 Heating plan required.	e-1.2(c) Doors at least 34" wide e-1.3 Two means of egress required. e-2.1 Doors swing out, min. height 6'4" max. width single door 48" e-4.3 Exit lights letters not less than 4½" high e-5 Stairs for egress 34" wide. Handrails on both sides if more than 40" wide	
f-9 Warm air with fire resistive ment. frame.	f - 1 —	
g —	g-1 Toilets for each sex required. Show lobby vestibule and assembly floor. g-2 Plan needed.	
h - What type of heat.	h - O.K.	
	i - O.K.	

over

It is understood that this hall is used in connection with church activities only, and not let to outside parties, otherwise classification and requirements would change.

Has not been used previously for 3 years.

Inquiry gives one of uses to be church suppers. This, of course, would involve the health dept. as well as this dept. Calling for possible installation of equipment, hood and ventilation, strengthening of floor for concrete surface, if required etc.

We should have plan showing general layout including kitchen equipment, as well as main frame sizes, as structural conditions and strength of floor would want to be investigated.

ATH
RMT
PH
AJS
BS

Inquiry Welch St. Peaks Island
Loretto property

April 27, 1945

Mr. Ernest Pettingill
Elizabeth Street
Peaks Island, Maine

Subject: Inquiry as to the bearing of the Building Code and the Zoning Ordinance on the use of the separate building used as dining room in connection with summer hotel on Welch Street, Peaks Island (Loretto property) as a Minor Assembly Hall for Church use only

Dear Sir:

The proposed use as sort of a parish house for the Peaks Island Church, as I understand it, would consitute a change of use under the Building Law and would require a building permit and certificate of occupancy from this department covering the proposed use before it was used for that, even though no physical changes were involved.

To give the right answer to your inquiry requires considerable research and checking against the requirements of both Ordinances which will take some time, especially since we have no plan of the building and nothing but the bare inquiry.

You would expedite an answer very much if you could produce a plan of the building showing its location on the lot with relation to property lines, what the arrangement of it is, strength of floor, location and number of toilet rooms etc., etc.

While we shall try to serve you to the best of our ability, answering such inquiries must wait until opportunity affords from the very busy task of issuing building permits for work that is already to go.

I trust that you will be patient, and suggest that the church does not commit itself to the purchase of the property until sure it can be used without the expense beyond the church's means for the purpose intended.

Very truly yours,

Inspector of Buildings

WMcD/S

ZONE B
Res-Zon's 84-7-8
FIRE DIST. No

INQUIRY BLANK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 4/24/45

Verbal
~~By Telephone~~

LOCATION Welch St Peaks Isl. OWNER Mrs. James A. C. Lorette

TEL. Peaks 115-3

MADE BY Ernest Pettengill

ADDRESS Elizabeth St, Peaks Island

PRESENT USE OF BUILDING Dining room & kitchen

NO. OF STORIES 1

CLASS OF CONSTRUCTION Third Class

REMARKS: This has been used in connection with lodging house. Bldg. has double entrance doors and rear door.

INQUIRY: Can this building be used as Minor Assembly Hall? Wished use it for church supper, whists and club room for Ladies Aid Society.

ANSWER: Prelim letter - 4/27/45 - MMF
Letter 7/11/45

DATE OF REPLY 7/11/45 REPLY BY MMF

84-K-8

LOCATION ~~Welch St.~~ Island Ave., Peaks Island

DATE 4/24/45

NOTES