

PROPOSED ST., PEAKS ISL.
Off Torrington Avenue

81-N-16

CITY OF
MAYTOWN

CITY
DEPARTMENT



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT IS
APR 8 1949
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, March 25, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to ~~erect~~ ~~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 Gar. Avenue, Peaks Island 84-N-16 Within Fire Limits? no Dist. No. _____
Owner's name and address Elinabeth J. Sterling, Peaks Island Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address George Mulcahy, Peaks Island Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families 1
Last use _____ " _____ No. families 1
Material frame _____ No. stories 2 Heat _____ Style of roof hip Roofing _____
Other buildings on same lot _____
Estimated cost \$ 50. Fee \$ 50.

General Description of New Work

beaverboard
To provide new ceiling in living room of dwelling - fastened to existing cross beams about 16" O.C.

When P.T.N. examined the plans which were all furnished. See letter to owner on the attached.

Permit Issued with Letter

MMT 5/30/49

Fibreboard ceiling on diningroom added on 4/7/49

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 owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ 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 li. _____ 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

Signature of owner: *Mrs. E. J.*

INSPECTION COPY

NOTES

Permit No. 49/421

Location Ork Ave, Pease Island

Owner Elizabeth J. Sterling

Date of permit 4/15/49

Notif. closing-in _____

Inspn. closing-in _____

Final Notif: _____

Final Inspn: 4-8-49, J.H.

Cert. of Occupancy issued None

~~2/29/49 we recalled the original location has been done as per the sketch of and floor plan not to erect the kitchen and dining room and directly back of living room and these ceilings are 8 feet. There are about 16" vertical beams in the room and that part from in the name of floor to 0 on this floor.~~

240 St. Paul St. S. 1st. 2nd. 5. 6. 30. 120 1344 44 #4

Final appearance the house is and less being in general and the pitch in range is 2.5. at floor partitions are sheetrock. Outside walls closed in with cement block brick accent. Sheetrock to get to level of foundation but construction in general shell and light and installed. Materially was a general shell and light and installed. Materially was Sheetrock. When finished we have to work on the roof and a new finished 1939-1941. In both cases the work is done as follows: results are above, except it could not be completed with a roof grade as it is closed in. J.H.

Name of applicant _____

Kind of work _____

Special Use Code _____

Grade or story _____

Kind of structure _____

Street name _____

City _____

County _____

State _____

Zip _____

Room 10x10

Floor Beams are 14" off center - they are 2x6

Joists 14" off center -- 2x4"

First floor supports- sills - 6x6" -- 2 Iron Posts in middle

Firr Stops are O.K.

Material - Beaver Board (Upson) 8x4x3/6" - over that putting
strapping 1-3/8" wide

Aⁿ Proposed Street off
Torrington Avenue, Peaks
Island (Elizabeth J. Sterling)

April 7, 1949

Mrs. Elizabeth J. Sterling
Peaks Island, Maine
Mr. George Mulcahy
Peaks Island, Maine

Subject: Building permit for providing ceiling in
living room and dining room of dwelling of Eliza-
beth J. Sterling on Proposed Street off Torrington
Avenue, Peaks Island (Assessors Lot No. 84-1-16)

Dear Madam & Sir:

After we found out that you desire to provide a ceiling on the dining room also, our inspector again went to the Island and made a more thorough examination. As a result the building permit to cover ceiling on both living room and dining room is issued herewith to Mrs. Sterling, subject to the following:

It is evident that there has never been very much weight on the second floor because the second floor construction is far from the strength which would be expected in any building built now. However, it is true that no signs of distress are in evidence, and it is no doubt all right to add the small additional weight of the ceiling board which you intend. If you were to use gypsum wallboard for the ceiling which is much heavier than the fiber board you propose, we should have to question the matter.

It appears that the second floor construction consists of 2x6 floor joists about 16" from center to center, running in one length clear across the building. But for a light partition running between the living room on the front and the kitchen and dining rooms on the rear, these joists would be an extraordinarily long span for 2x6's, or even for 2x8's, of 20'. This ceiling partition is evidently a bearing partition and transmits at least half of the weight on the second floor down through the first story to the 6x6 girder beneath the first floor.

This partition, however, appears to be merely a series of 2x3 uprights from 4' to 6' from center to center and covered on one side by wooden sheathing.

Presumably this light bearing partition is directly over the 6x6 girder beneath the first floor, and it is recommended that you proceed as soon as possible to strengthen this partition by putting 2x4's in it upright from a good bearing, which will transmit the weight down to the 6x6 girder beneath the first floor, up to the plate of the partition, these 2x4's to be set with the 4" dimension across the partition instead of parallel with it and to be set 16" from center to center. Thus you will have a supporting partition approaching the strength which is now found to be necessary for bearing or supporting partitions in dwelling houses.

In view of the conditions, I must say that you should not put any wallboard on the side of this partition where the uprights are not exposed until the partition has been strengthened as indicated herein. Putting on any additional wall or ceiling board in the building requires another permit, or an amendment to this one now issued, if the work is done within five months of this date.

There is no need of giving us a notice for closing-in inspection, as our inspector examined for firestops while he was at the Island, so the work on the dining room ceiling can go right ahead.

I want to assure you that we are not trying to frighten anyone, but this is a public office with responsibilities toward the strength of all buildings coming within our jurisdiction. We have to be mindful of the fact that conditions in buildings change,

Mrs. Elizabeth J. Sterling

Mr. George Mulcahy _____2

April 7, 1949

and we have no way of knowing whether or not the day may come when very substantial loads may be placed upon the second floor of this dwelling. We stand ready to help out in any way that we can toward making the building sturdy and safe.

Very truly yours,

Inspector of Buildings

47
4P Oak Avenue, Peaks Island
(Elizabeth J. Sterling)
Assessor's Lot No. 84-N-16

March 30, 1947

Mrs. Elizabeth J. Sterling
Peaks Island, Maine
Mr. George Mulcahy
Peaks Island, Maine

Subject: Application for permit to cover providing ceiling in building at Oak Avenue, Peaks Island owned by Elizabeth J. Sterling (Assessor's Lot No. 84-N-16)

Dear Madam & Sir:

Because of insufficient information on the application to show compliance with the Building Code, our inspector went to the Island in an effort to supplement your information so that we could issue the permit. He found, however, that the work intended to be covered by the permit—providing a new ceiling in the living room—was all completed. There was no opportunity, therefore, to observe fully the strength of the floor to which the ceiling has been attached nor the presence or absence of the necessary firestops.

While we are not disposed to make any point of this work having gone ahead without the permit being in the possession of the owner or contractor, such an act is in violation of the Building Code of itself. Under these circumstances there is no point in issuing the permit, and it should be very clear to Mr. Mulcahy that such work requiring a permit must not be done on this or any other building without first securing a building permit.

This building was never built on anything like present day standards for a year-round dwelling house, but it appears that the building probably has been used for quite a number of years as a year-round dwelling. Evidently the building was built originally as a summer cottage for while the second floor joists could be seen are fairly good size, the only partitions which would make them adequate on account of length of span are not suitable supporting partitions.

Just what the framing and supports of the first floor are we do not know.

We have had a great many similar cases on the islands, especially Peaks Island, and it is quite certain that many summer cottages of very light construction have been "winterized" without reference to this department or compliance with the Building Code. Most of these summer cottages are very light construction indeed, and it is obvious that the weight of additional ceiling board and wallboard should not be added to the construction work which is already not strong enough.

We are not disposed to raise particular questions about the use of this building now or the matter of the ceiling on the living room. Before any other improvements are seriously considered such as additional ceiling or wallboard or any other change which would tend to increase the loads which must be supported down through the building, it is necessary that you have worked out the framing plans of the building and file them here with application for permits to do any additional work, the plans filed to show clearly what the loads are, how they will be transmitted down through the building, and if the present construction is not strong enough, the plans should show the strengthening proposed.

Very truly yours,

Inspector of Buildings

MHB/G



(A) APARTMENT HOUSE ZON
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1308

Class of Building or Type of Structure Third Class

JUL 25 1941

Portland, Maine, July 24, 1941

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, ~~filed~~ submitted herewith and the following specifications:

Location Barrington Point, Peaks Island With Fire Limits? no Dist. No. _____
Owner's name and address Fred A. Sterling, 202 Maine St. Portland Telephone _____
Contractor's name and address J. S. Haver, Central Ave. Portland Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Dwelling house No. families 1
Other buildings on same lot _____
Estimated cost \$ 100 Per \$ _____

Description of Present Building to be Altered

Material wood No. stories 2 Height _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 1

General Description of New Work

To glass in one story front piazza - More than half of the area of the vertical enclosing walls will consist of window sash or glass area of doors
over 5' to any lot line.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by the heating contractor.

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ Depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled soil? _____ with or rock? _____
Material of foundation _____ Thickness, top _____ of atom _____ 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? 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

LECTION COPY

Signature of owner Fred A. Sterling

By C. E. Sterling

NOTICED name of _____
CERTIFICATE OF BUILDING DEPARTMENT

Permit No. 41/1058
Location: Township of Paint Rock
Owner: Fred W. Stealing
Date of permit 7/25/41
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Insp. INSPECTION NOT COMPLETED
Cert. of Occupancy issued _____

NOTES

INSPECTION REPORT

NO. 41-1058

DATE 7-25-41

LOCATION TOWNSHIP OF PAINT ROCK

OWNER FRED W. STEALING

PERMIT NO. 41-1058

INSPECTOR

NO.	DESCRIPTION	REMARKS	DATE
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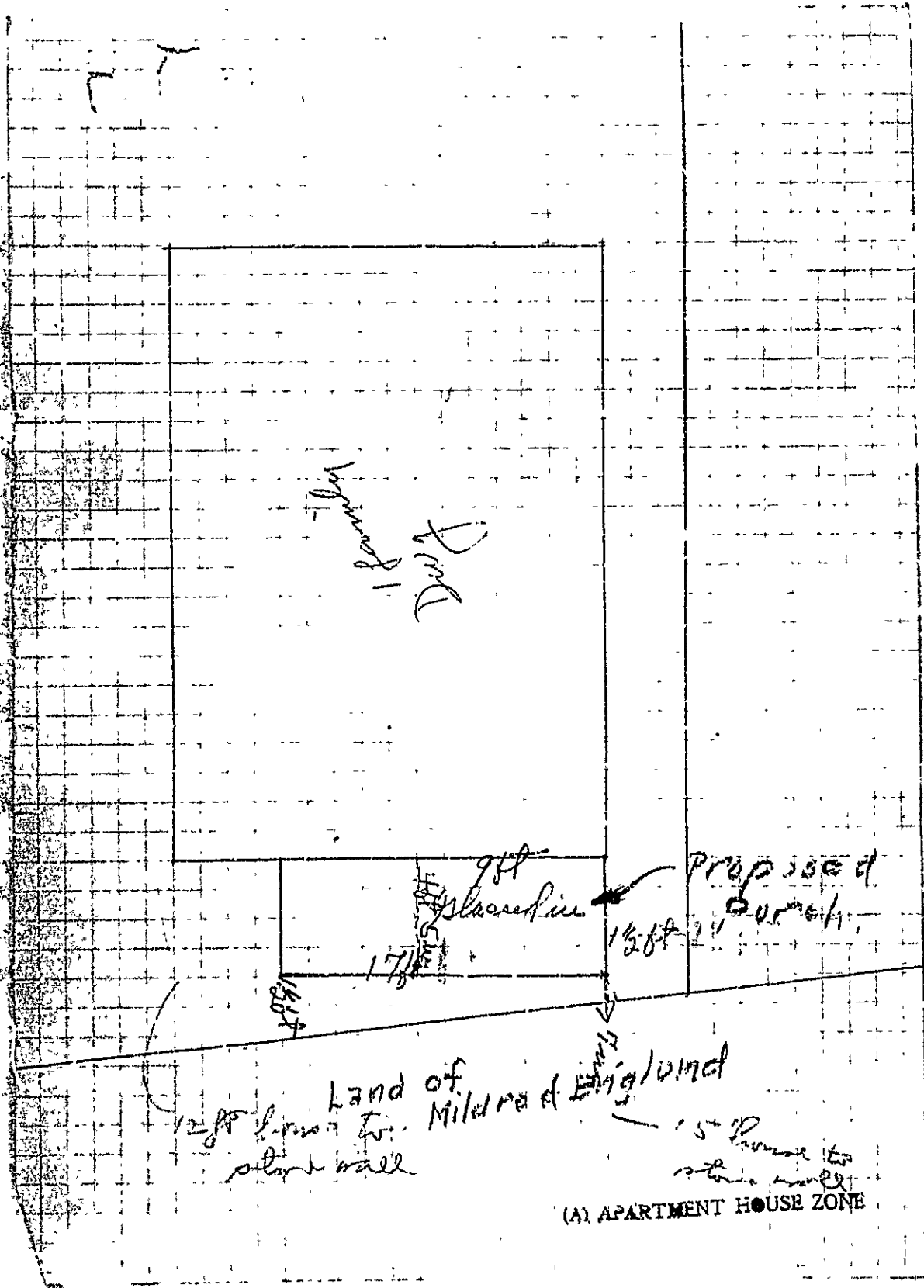
STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for one story rear piazza on dwelling house
at Torrington Point, Peaks Island

Date 7/1/29

1. In whose name is the title of the property now recorded? *Louis M. Taylor*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground and how? *yes by wooden posts*
3. Is the outline of the proposed work now staked out upon the ground? *yes*. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? *one inch*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? *yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *yes*

Peray B. Taylor



17 7/8 ft
9 ft
1 1/2 ft

Proposed Garage

12 ft barrier to stone wall

Land of Mildred Englund

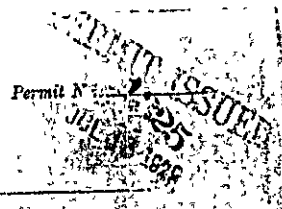
1 1/2 ft
1 1/2 ft

(A) APARTMENT HOUSE ZONE



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, July 1, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

This undersigned hereby applies for a permit to erect alter assist the following building structure conforming 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 Warrington Point, Peake Island Ward 1 Within Five Limits? No Dist. No. Peake

Owner's name and address Lot 1 H. Taylor, Peake Island Telephone 27

Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building dwelling house No. families 1

Other buildings on same lot None

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Last use dwelling house No. families _____

General Description of New Work

To erect one story rear piazza 4'3" x 17' - portion of same 9' x 4'5" to be glazed in

Appeal sustained and permits granted by Special Order of City Council 7/15/39

Details of New Work

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

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

Material of foundation concrete posts Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof flat Roof covering Asphalt roofing Glass Ceiling

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

Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger _____ Size _____

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

Studs (outside walls and carrying partitions) 2x4-10" 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.

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

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

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

Is one story building with masonry walls, thickness of _____ Height? _____

If 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? _____

Plans filed as part of this application? yes No. sheets _____

Estimated cost \$ 50 Fee \$ 30

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 Henry W. Taylor

INSPECTION COPY

Ward 1 Permit No. 29/122

Local Jurisdiction Birmingham, Ala.

Owner Lora M. Taylor

Date of permit 2/11/29

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cer. of Occupancy issued

NOTES

84
✓
76

9/25/29. Porch built
all glassed in
Floor timbers about
3'-6" long are held
to sills by spikes only
As shown so
prohibited by all rights
A.S.

